

Prepared by:
Cynthia A. Martin
1780 Gadsden Highway
Birmingham, AL 35235
File No: 2021-5806

Sent Tax Notice to:
Jerry F. Sullivan and Carol J. Sullivan
515 Baronne Street
Helena, AL 35080

WARRANTY DEED
Joint Tenancy With Right of Survivorship

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS, that in consideration of TWO HUNDRED TWENTY THOUSAND AND 00/100 DOLLARS \$220,000.00 and other good and valuable consideration the receipt and sufficiency whereof is hereby acknowledged, Christie Dietz, a married woman, (herein referred to as GRANTOR) does by these presents grant, bargain, sell and convey unto Jerry F. Sullivan and Carol J. Sullivan, husband and wife, (herein referred to as GRANTEE, whether one or more) as joint tenants with right of survivorship, the following described real estate situated Shelby County, Alabama to-wit:

See Exhibit A attached

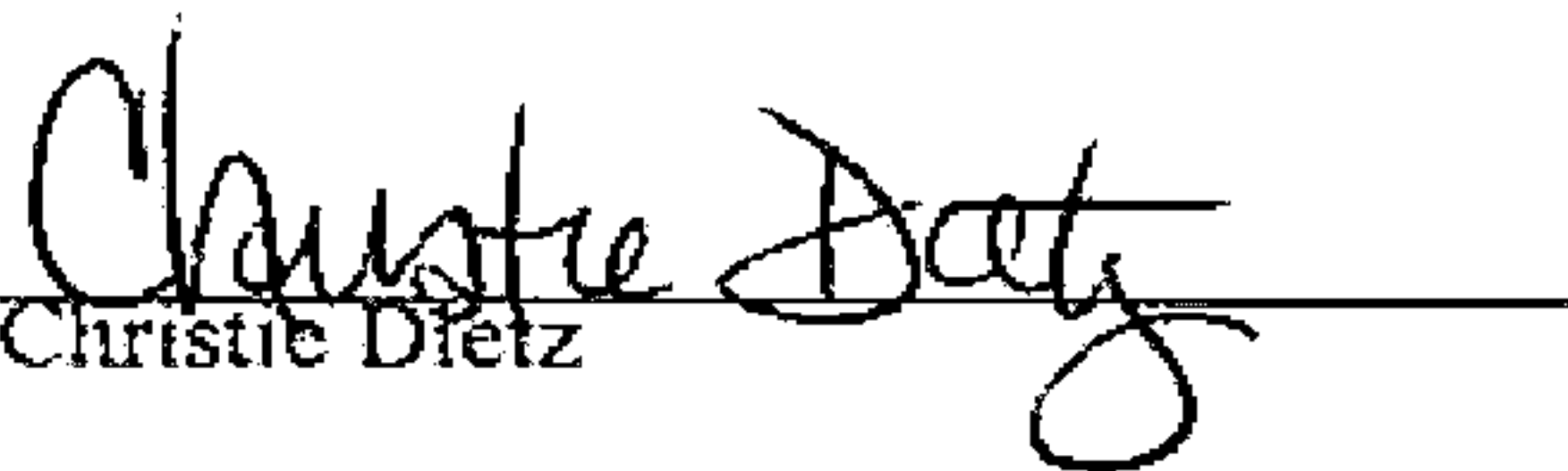
SUBJECT TO: (1) Ad valorem taxes for current and subsequent years, (2) easements, restrictions reservations, rights-of-way, limitations, covenants and conditions of record, if any, (3) mineral and mining rights not owned by the Grantor, if any.

Note: The property is not the homestead of the Grantor or the Grantor’s spouse as defined by the Code of Alabama.

TO HAVE AND TO HOLD, unto the said GRANTEES as joint tenants with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees herein) in the event that one Grantee survives the other, the entire interest in fee simple shall be owned by the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees shall take as tenants in common.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

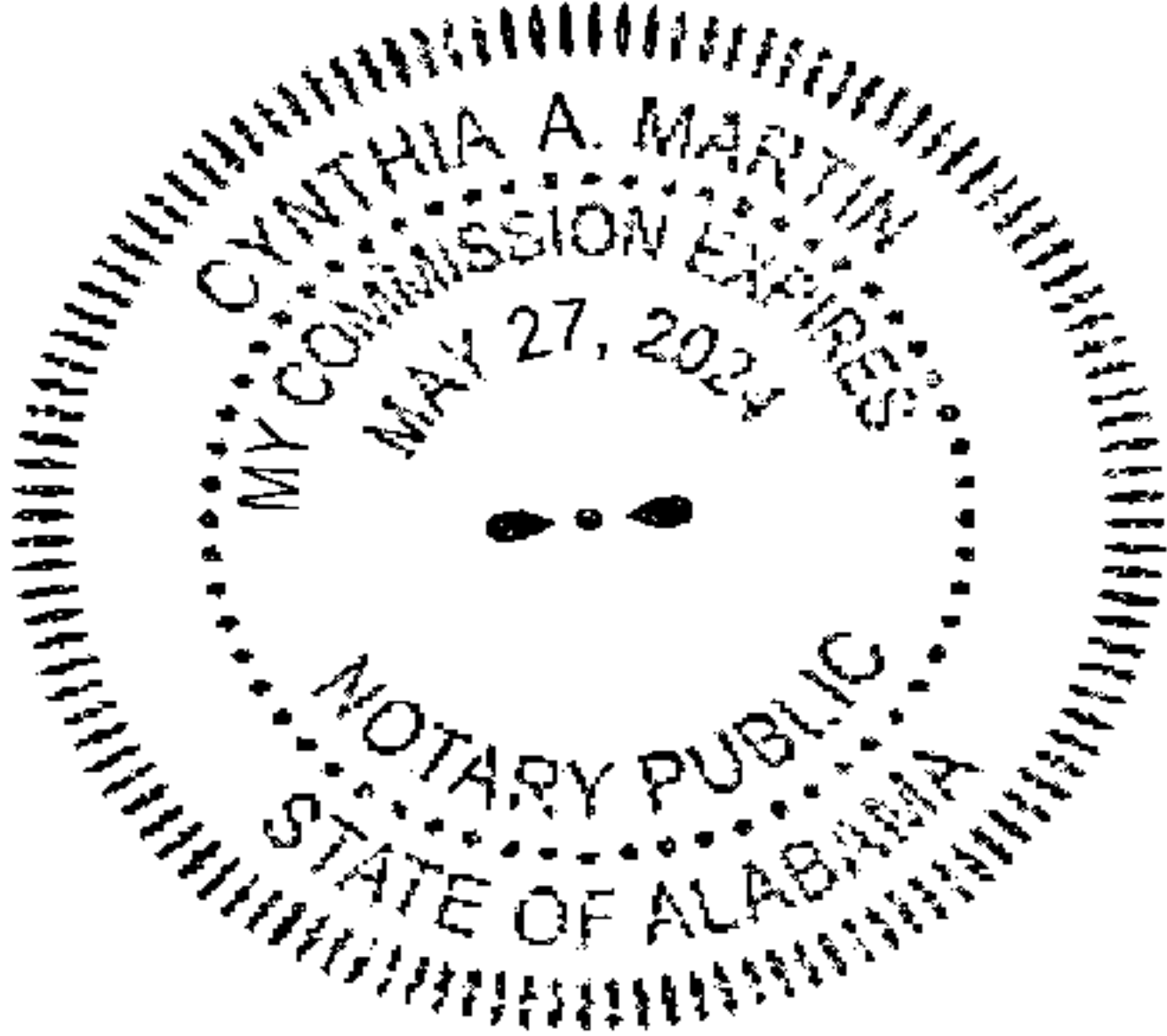
IN WITNESS WHEREOF, Christie Dietz, we have hereunto set our hand(s) and seal(s), this the 30th day of July, 2021.


Christie Dietz

State of Alabama
County of Jefferson

I, Cynthia A. Martin, a Notary Public in and for said County in said State, hereby certify that Christie Dietz whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily for and as his/her/their act on the day the same bears date.

Given under my hand and official seal this the 30th day of July, 2021.




Notary Public: Cynthia A. Martin
My Commission Expires: May 27, 2024

Exhibit “A”
Property Description

Lot 41, according to the Survey of Saint Charles Place, Jackson Square, Phase Two, Sector One, as recorded in Map Book 18, page 76 in the Probate Office of Shelby County, Alabama.

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Christie Dietz
Mailing Address _____

Grantee's Name	<u>Jerry F. Sullivan and Carol J. Sullivan</u>
Mailing Address	<u>515 Baronne Street</u> <u>Helena, AL 35080</u>

Property Address 515 Baronne Street
Helena, AL 35080

Date of Sale	<u>July 30, 2021</u>
Total Purchase Price	\$220,000.00

Or

Actual Value \$

Or

Assessor's Market Value \$

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one)
(Recordation of documentary evidence is not required)

<u> </u>	Bill of Sale
<u> X </u>	Sales Contract
<u> </u>	Closing Statement

_____ Appraisal

Other: _____

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available. Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Name: Christie Dietz

Date: 30th day of July, 2021

Christie Dietz

Cynthia A. Mats (Verified)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/03/2021 11:29:26 AM
\$248.00 CHERRY
20210803000374650

Form RT-1

Allin S. Beryl