

20210816000396850
08/16/2021 11:04:44 AM
DEEDS 1/3

SEND TAX NOTICE TO:
William Craig Roy and Jaclyn Marie
Batlle
478 Forest Lakes Drive
Sterrett, Alabama 35147

This instrument was prepared by:
Edward Reisinger
Kudulis, Reisinger & Price, LLC
P. O. Box 653
Birmingham, AL 35201

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Two Hundred Seventy Four Thousand Nine Hundred dollars & no cents (\$274,900.00)**

To the undersigned **GRANTOR(S)** in hand paid by the **GRANTEE(S)** herein, the receipt whereof is acknowledged,

Linda Tehranchi nka Linda Tehranchi Laney and Randall Thomas Laney, wife and husband

(herein referred to as **GRANTOR(S)**), do grant, bargain, sell and convey unto

William Craig Roy and Jaclyn Marie Batlle

(herein referred to as **GRANTEE(S)**), as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

LOT 153, ACCORDING TO THE SURVEY OF FOREST LAKES SUBDIVISION 3RD SECTOR, 2ND PHASE, AS RECORDED IN MAP BOOK 32, PAGE 26 A & B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$261,155.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

Subject to:

Taxes for the year 2021 and subsequent years

Easements, Restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any

Mineral and mining rights, if any.

Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Plat/Map Book 32, Page 26 A and B.

Building setback line of 15 feet as shown on the recorded plat of subdivision which setback has not been violated.

Easement to Alabama Power Company recorded in Book 126, page 191; Book 16 at page 323; and Book 236, page 829.

Easement to Shelby County recorded in Instrument #1993-03995; 1993-03957; 1993-03959; 1993-03961; 1993-03964; 1993-03965 and Instrument 1993-03966.

Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Book 53, Page 262 and Deed Book 331, page 262.

Covenants, conditions and restrictions (deleting therefrom, any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Instrument #2003100600671368, in the Probate Office of Shelby County, Alabama.

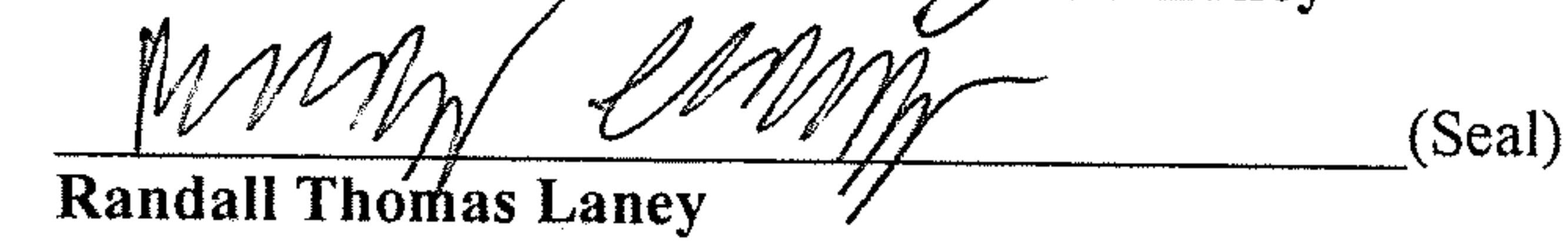
TO HAVE AND TO HOLD Unto the said **GRANTEE(S)** as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein)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

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said **GRANTEE(S)**, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all **WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

CBT File #2107018

encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said **GRANTEE(S)**, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTOR(S) have hereunto set my (our) hand(s) and seal(s), August 13, 2021.


 Linda Tehranchi nka Linda Tehranchi Laney (Seal)

 Randall Thomas Laney (Seal)

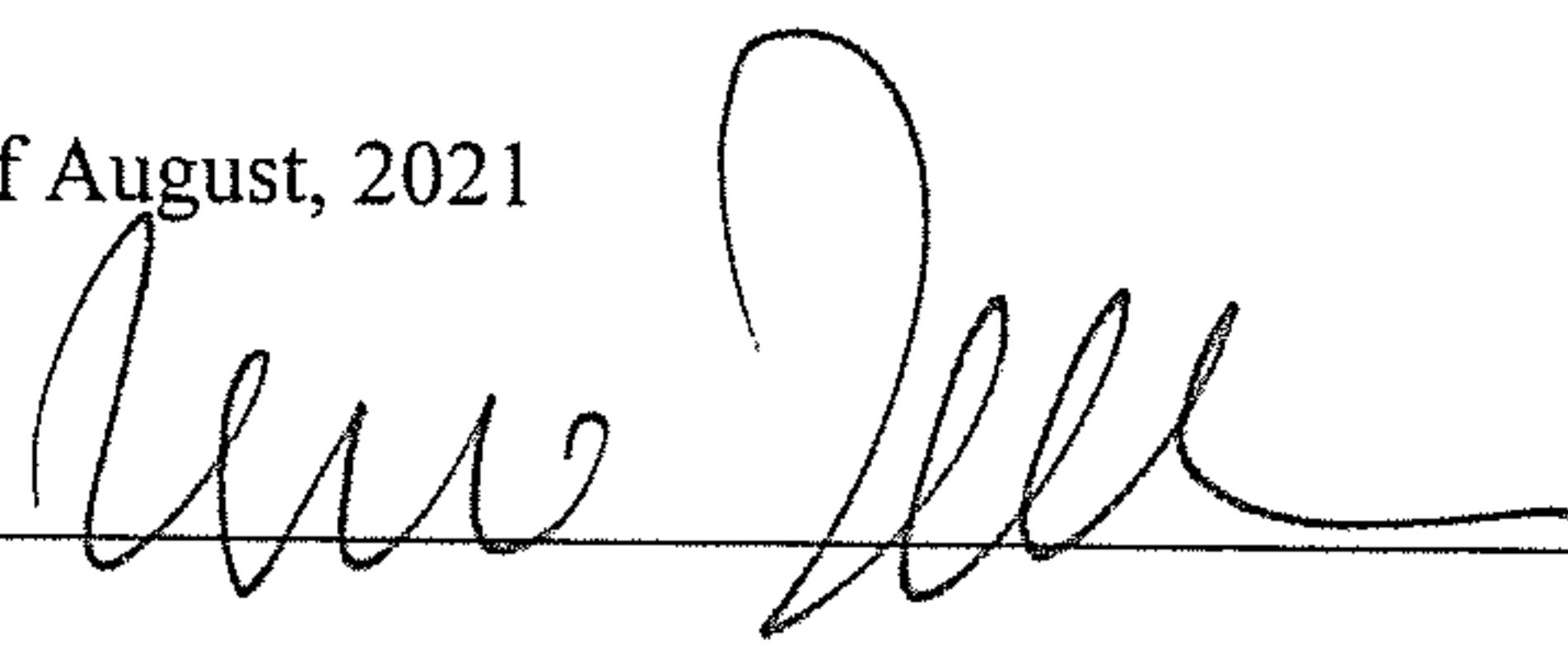
STATE OF ALABAMA

General Acknowledgement

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Linda Tehranchi nka Linda Tehranchi Laney and Randall Thomas Laney, wife and husband**, 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 have/has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13th day of August, 2021


 Notary Public.

(Seal)

My Commission Expires: _____

WILLIAM PATRICK COCKRELL
 NOTARY PUBLIC
 ALABAMA STATE AT LARGE
 COMM. EXP. 01/07/25

Real Estate Sales Validation Form***This Document must be filled in accordance with Code of Alabama 1975, Section 40-22-1 (h)***

Grantor's Name Linda Tehranchi nka Linda Tehranchi Grantee's Name William Craig Roy and Jaclyn Marie Battle Laney and Randall Thomas Laney

Mailing Address 99 Sullivan Drive
Chelsea, Alabama 35043
Property Address 478 Forest Lakes Drive
Sterrett, Alabama 35147

Mailing Address 478 Forest Lakes Drive
Sterrett, Alabama 35147

Date of Sale 08/13/2021Total Purchase Price \$274,900.00

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)

Bill of Sale
 Sales Contract
 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 of the assessor's currency 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).

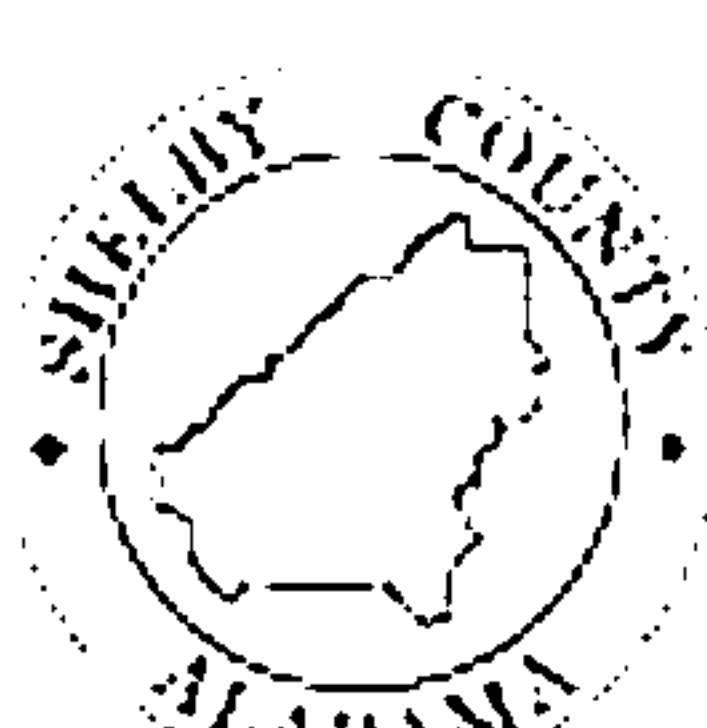
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 8/13/21Print William Patrick Coker UnattestedJB

(verified by)

Sign Wm. P. Coker

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/16/2021 11:04:44 AM
\$43.00 CHERRY
20210816000396850

Allen S. Boyd