

Return to: Title 365 - Coraopolis, 345 Rouser Road, Suite 201, Coraopolis, PA 15108

Reference Number: ORG-224468

Mail Tax Statements to: Daniel Luis Odom and Katie Ayala Odom
142 Crestmont Lane, Pelham, AL 35124

STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED

DANIEL L. ODOM also known as DANIEL LUIS ODOM and KATIE AYALA ODOM
formerly known as KATIE L. AYALA, whose mailing address is 142 Crestmont Lane, Pelham,
AL 35124, hereinafter referred to as "Grantor"

and

DANIEL LUIS ODOM and KATIE AYALA ODOM, husband and wife, whose mailing address
is 142 Crestmont Lane, Pelham, AL 35124, hereinafter referred to as "Grantee",

WITNESSETH:

KNOW ALL MEN BY THESE PRESENTS, that the Grantor, for and in consideration of Ten
and 00/100 Dollars (\$10.00), and other good and valuable consideration, the receipt and
sufficiency which are hereby acknowledged, Grantor does hereby grant, bargain, sell and
convey, subject to the matters hereinafter set forth, unto Grantee, in fee simple, the following
described real property (hereinafter, the "Property") located in the County of Shelby, State of
Alabama:

Lot 22, according to the Resurvey of Crestmont, as recorded in Map Book 22, Page 30, in the
Probate Office of Shelby County, Alabama.

Being the same premises conveyed from Larry D. Cooper and Tiffiny K. Cooper, husband and
wife to Daniel L. Odom and Katie L. Ayala, for and during their joint lives and upon the death of
either, then to the survivor of them in a deed dated 05/28/2019 and recorded date 05/29/2019 in
Instrument Number 20190529000184060 in the Office of Judge of Probate of Shelby County,
State of Alabama.

Property Address: 142 Crestmont Lane, Pelham, AL 35124

TOGETHER WITH all and singular the rights, members, privileges, tenements, hereditaments, easements, appurtenances, and improvements thereunto belonging, or in anywise appertaining;

TO HAVE AND TO HOLD, the lot or parcel of land above described, together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, unto the said Grantee.

TO HAVE AND TO HOLD FOR AND DURING THEIR JOINT LIVES AND UPON THE DEATH OF EITHER OF THEM, THEN TO THE SURVIVOR OF THEM, in fee simple, and to their heirs, executors, administrators and assigns forever, together with every contingent remainder and right of reversion.

SUBJECT TO all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

THIS CONVEYANCE is made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

The recording references refer to the records in the Office of the Judge of Probate of Shelby County, Alabama, unless otherwise indicated.

The property herein conveyed _____ is not part of the homestead of Grantor as the term "homestead" is defined and used in Alabama Code Section 6-10-2, 3(1975) as amended, or ☒ is part of the homestead of Grantor and the conveyance is joined by both husband and wife.

Grantor does hereby covenant with and represent unto the said Grantee, their heirs and assigns that they are lawfully seized in fee simple of the said real estate above described; that the same is free and clear from all liens and encumbrances, except as hereinabove set forth, and except for ad valorem taxes due for the year of conveyance and subsequent years, easements, rights-of-way and restrictions of record; that they have a good and lawful right to sell and convey the same aforesaid; and that they, their heirs and assigns shall warrant and defend the title to same unto the said Grantee, their heirs and assigns, except as to said taxes, easements, rights-of-way and restrictions of record.

SIGNATURE PAGE TO FOLLOW

IN WITNESS WHEREOF, Grantor has hereunto set his respective hand and seal on this 11
day of September, 2021.

Daniel L. Odom
DANIEL L. ODOM also known as
DANIEL LUIS ODOM

STATE OF ALABAMA
COUNTY OF Stearns

I, the undersigned Notary Public in and for said County and State, hereby certify that DANIEL L. ODOM also known as DANIEL LUIS ODOM, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he/she executed the same voluntarily on the day the same bears date.

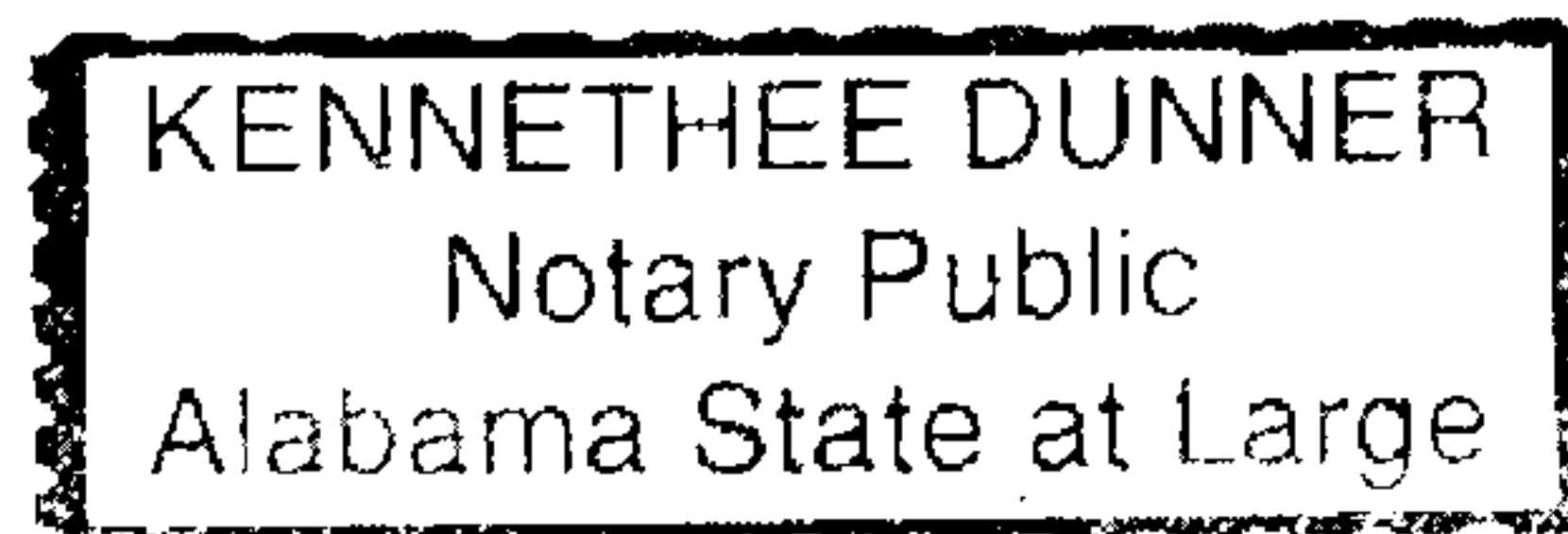
IN WITNESS WHEREOF, I have hereunto set my hand and seal on the 11 day of
September, 2021.

Kenneth Danner

Notary Public
Kenneth Danner

Print Name

My Commission expires: 7/12/2023



IN WITNESS WHEREOF, Grantor has hereunto set his respective hand and seal on this 11
day of September, 2021.

Katie Ayala Odom
KATIE AYALA ODOM
formerly known as KATIE L. AYALA

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Daniel L. Odom also known as Daniel Luis Odom and Katie Ayala Odom formerly known as KATIE AYALA ODOM formerly known as KATIE L. AYALA, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he/she executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the 11 day of
September, 2021.

Kennethee Dunner
Notary Public

Print Name

My Commission expires: 7/12/2023

KENNETHEE DUNNER
Notary Public
Alabama State at Large

This instrument prepared by:

Curtis Hussey, Esq. - Alabama Bar No.: HUS004
82 Plantation Pointe Road, #288 Fairhope, Alabama 36532

Grantor's address:

Daniel Luis Odom and Katie Ayala Odom, 142 Crestmont Lane, Pelham, AL 35124

Grantee's address:

Daniel Luis Odom and Katie Ayala Odom, 142 Crestmont Lane, Pelham, AL 35124

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

Grantor's Name Daniel L. Odom + Katie Ayala Odom
 Mailing Address 142 Crestmont Lane
Pelham, AL 35124

Grantee's Name Daniel Luis Odom + Katie Ayala Odom
 Mailing Address 142 Crestmont Lane
Pelham, AL 35124

Property Address 142 Crestmont Lane
Pelham, AL 35124

Date of Sale 09-11-2021

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

See Attached Exhibit "A" *to clear title*

Assessor's Market Value \$ 13,800

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 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).

Date 09-21-2021

Print Brynn Law

☐ Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

EXHIBIT "A"

The following-described Real Estate situated in, Shelby County, Alabama, to wit:

Lot 22, according to the Resurvey of Crestmont, as recorded in Map Book 22, Page 30, in the Probate Office of Shelby County, Alabama.

Being that parcel of land conveyed to Daniel L. Odom and Katie L. Ayala, for and during their joint lives and upon the death of either, then to the survivor of them from Larry D. Cooper and Tiffany K. Cooper, husband and wife by that deed dated 05/28/2019 and recorded 05/29/2019 in Instrument 20190529000184060, of the Shelby County, AL public registry. According to the public records, there has been no conveyance of the land within a period of twenty-four months prior to the date of this report, except as follows: None

Parcel ID(s): 131124000001037



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/24/2021 09:45:15 AM
\$38.00 CHERRY
20210924000466490

Allen S. Bayl