

20210928000473210
09/28/2021 02:39:29 PM
DEEDS 1/3

SEND TAX NOTICE TO:
Earl R. Berry and Susan M. Berry
343 Signal Valley Trail
Chelsea, Alabama 35043

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

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That in consideration of **Five Hundred Sixty Thousand dollars & no cents (\$560,000.00)**

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

Alfred D. Haynes and Angela M. Harris-Haynes, husband and wife

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

Earl R. Berry and Susan M. Berry

(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 21, ACCORDING TO THE SURVEY OF FINAL PLAT ADAMS RIDGE SUBDIVISION, FIRST ADDITION AS RECORDED IN MAP BOOK 43, PAGE 95, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$448,000.00 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 43, Page 95.

Easement to Alabama Gas Corporation, as recorded in Instrument 20140328000088520, in the Probate Office of Shelby County, Alabama.

Easement in recorded in Deed Volume 311, page 18; Real 75, page 899 and Real 75, page 903 in the Probate Office of Shelby County, Alabama.

Easement to Alabama Power Company recorded in Instrument 20171103000400190, in the Probate Office of Shelby County, Alabama.

Powers and provisions as set out in the Articles of Incorporation of Adams Ridge Residential Owners.

Association, Inc. as recorded in Instrument 20181106000394450, in the Probate Office of Shelby County, Alabama, together with the By-Laws of said corporation as they currently exist and are from time to time amend,

Permanent Easement Deed in favor of Shelby County, Alabama as recorded in Instrument 20180920000337700, in the Probate Office of Shelby County, Alabama.

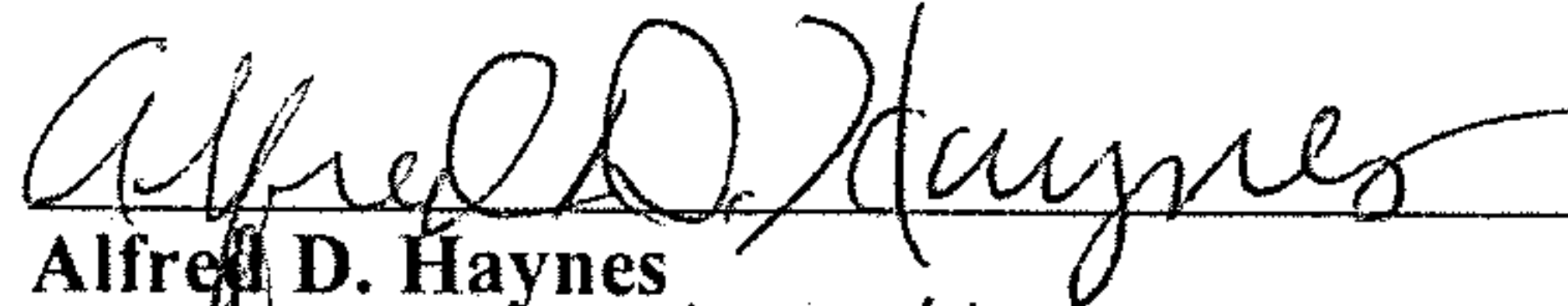
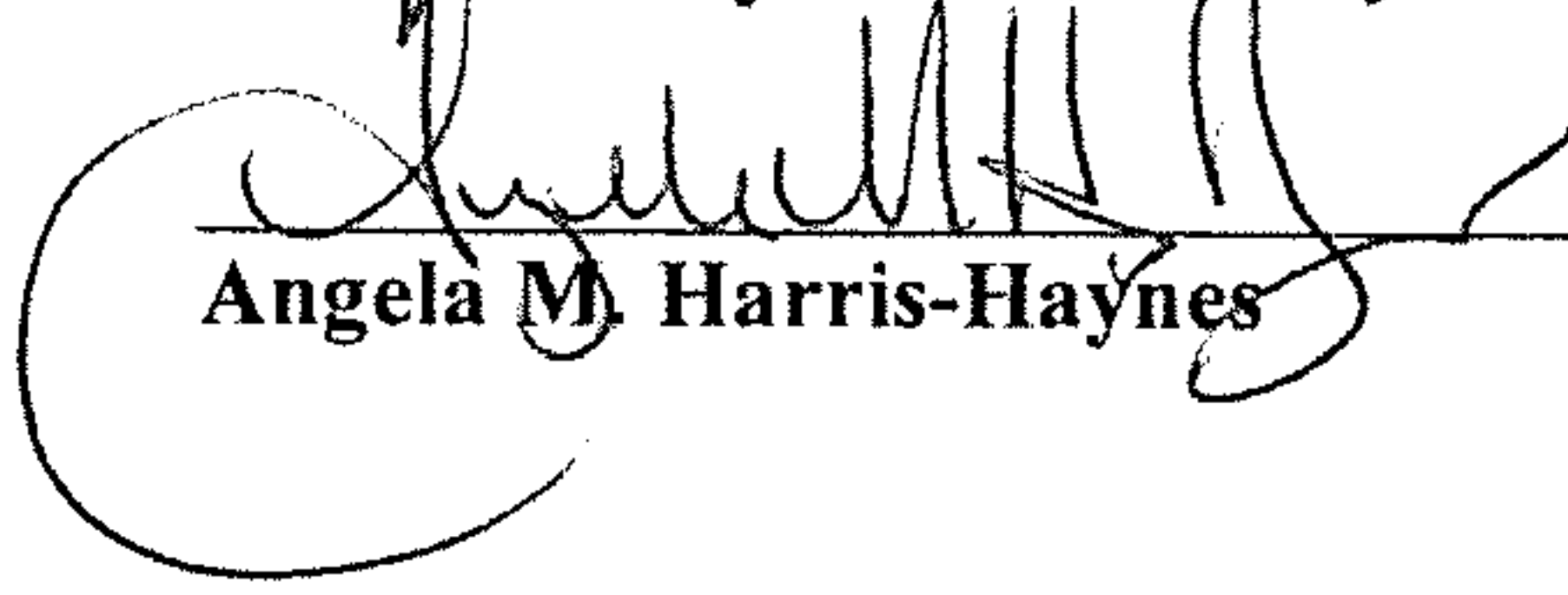
Mislocation of fence along the northwesterly property line as depicted on survey by Robert Reynolds, Reg. No. 25657.

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 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.

WARRANTY DEED, JOINT TENANTS
WITH RIGHT OF SURVIVORSHIP
CBT File #2108100

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said **GRANTEES**, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all 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 **GRANTEES**, 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), **September 24, 2021**.


Alfred D. Haynes (Seal)

Angela M. Harris-Haynes (Seal)

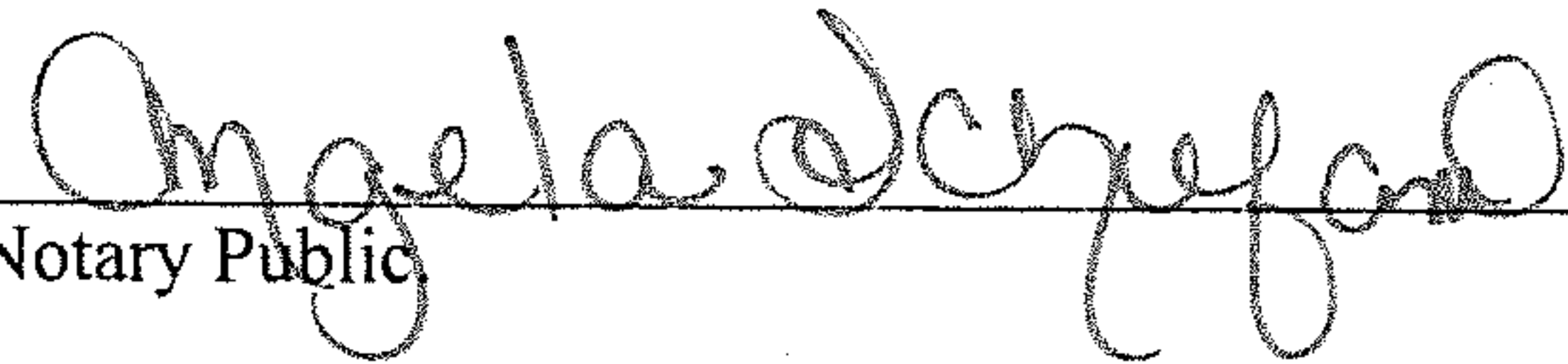
STATE OF ALABAMA

General Acknowledgement

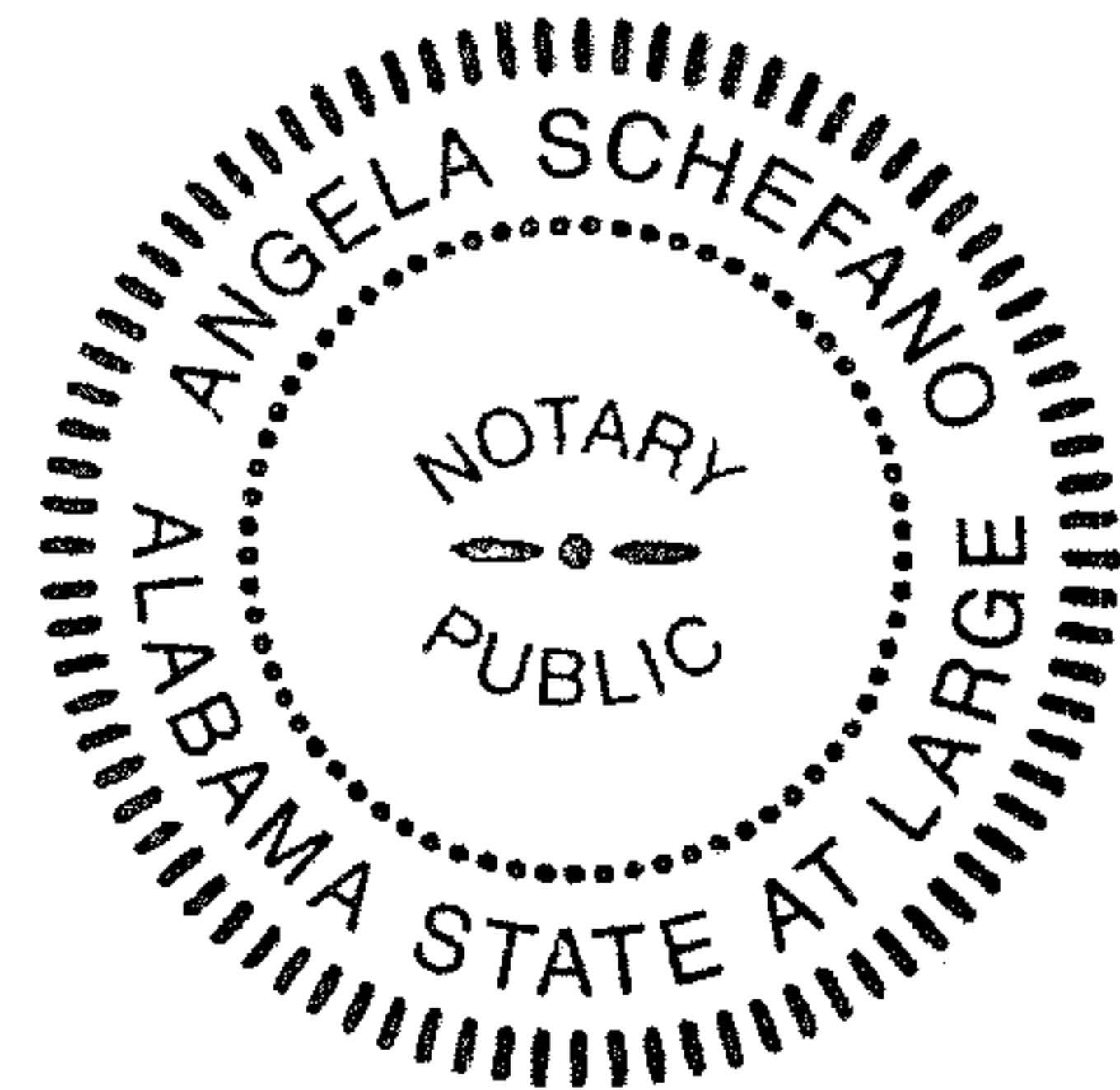
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Alfred D. Haynes and Angela M. Harris-Haynes, husband and wife**, 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 24th day of September, 2021


Notary Public

(Seal)
My Commission Expires: 5-12-2025



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 Alfred D. Haynes and Angela M. Harris-Haynes

Grantee's Name Earl R. Berry and Susan M. Berry

Mailing Address 3500 Clairmont Ave S., Unit 235
Birmingham, Alabama 35222

Mailing Address 343 Signal Valley Trail
Chelsea, Alabama 35043

Property Address 343 Signal Valley Trail
Chelsea, Alabama 35043

Date of Sale 09/24/2021

Total Purchase Price \$560,000.00

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)

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 proeprty, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraisaer of the assessor's curreny 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 proeprty 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).

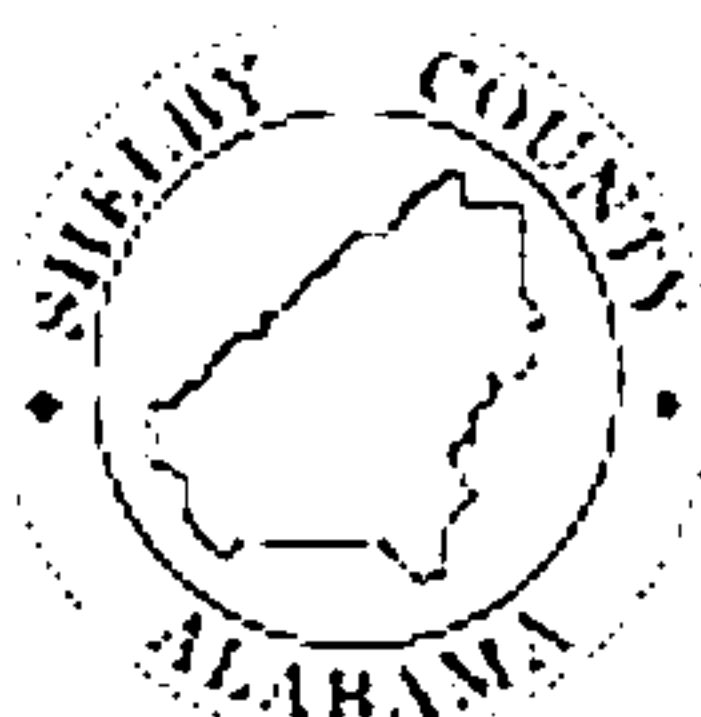
Date 9/24/21

Print Earl R. Berry

Unattested

[Signature]
(verified by)

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/28/2021 02:39:29 PM
\$140.00 JOANN
20210928000473210

Allie S. Boyd