

This instrument was prepared by:  
Justin Smitherman, Esq.  
173 Tucker Road  
Suite 201  
Helena, AL 35080

Send tax notice to:  
Katie Blackmon  
335 Camden Cove Circle  
Calera, AL 35040

**WARRANTY DEED  
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA )

COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **ONE HUNDRED NINETY SIX THOUSAND AND 00/100 Dollars (\$196,000.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **Gloria S. Thrift and spouse, CaDarius Tione Thrift** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Katie Blackmon and Cindy Blackmon** (herein referred to as grantees), as joint tenants with right of survivorship, the following described real estate, situated in **Shelby County, Alabama**, to-wit:

**Lot 188, according to the Survey of Camden Cove, Sector 1, as recorded in Map Book 25, page 33 A, B & C, in the Probate Office of Shelby County, Alabama.**

Subject to:

1. Taxes for the year 2021 and all subsequent years.
2. Existing easements, encroachments, encumbrances, restrictions, rights of way, building lines, and limitations, if any, of record.
3. **\$192,449.00** of the consideration herein was paid from the proceeds of a mortgage filed simultaneously herewith.

TO HAVE AND TO HOLD to 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 grantee 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, 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seals(s), this 29th day of October, 2021.

 (SEAL)  
Gloria S. Thrift

 (SEAL)  
CaDarius Tione Thrift

**GENERAL ACKNOWLEDGEMENT**

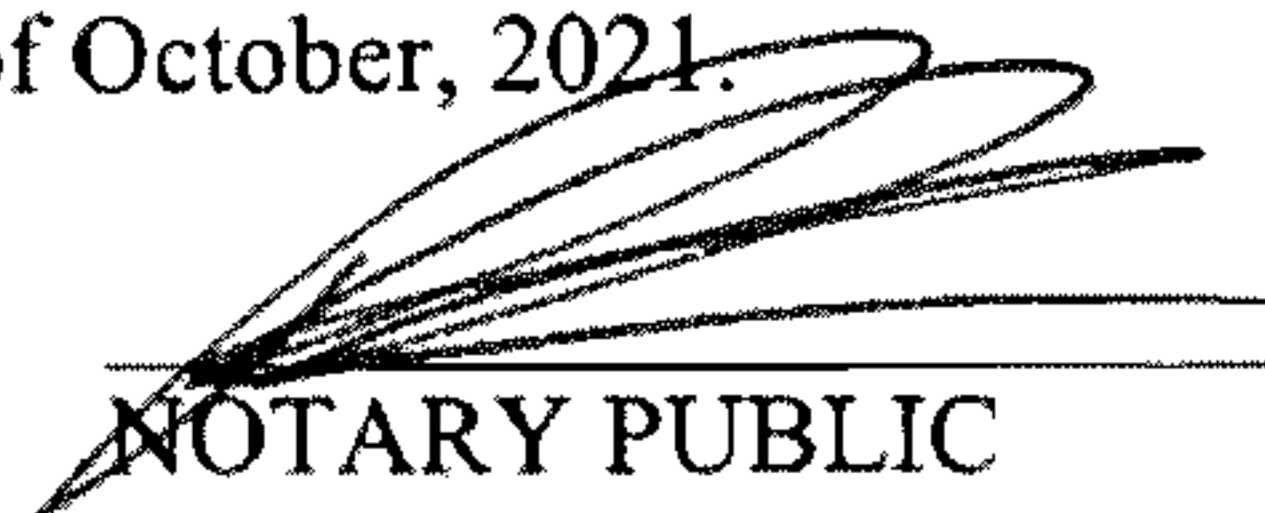
STATE OF ALABAMA )

COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Gloria S. Thrift and CaDarius Tione Thrift whose name(s) is (are) signed to the foregoing conveyance and who is (are) known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance, he (she) (they) executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of October, 2021.

Phillip W. Smith  
Notary Public, Alabama State / Large  
My Commission Expires February 24, 2025

  
NOTARY PUBLIC

My Commission Expires: 02/24/2025

**Real Estate Sales Validation Form**

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

Grantor's Name	<u>Gloria S. Thrift and CaDarius Tione Thrift</u>	Grantee's Name	<u>Katie Blackmon and Cindy Blackmon</u>
Mailing Address	<u>1765 Russet Woods Lane, Hoover, AL 35244</u>	Mailing Address	<u>335 Camden Cove Circle Calera, AL 35040</u>
Property Address	<u>335 Camden Cove Circle Calera, AL 35040</u>	Date of Sale	<u>October 29, 2021</u>
		Total Purchase Price	<u>\$196,000.00</u>
		Or	
		Actual Value	<u>\$</u>
		Or	
		Assessor's Market Value	<u>\$</u>

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
  Appraisal  
 Sales Contract
  Other:  
 Closing Statement

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 10-29-2021 Print Phillip W. Smith  
 \_\_\_\_\_ Sign \_\_\_\_\_  
 Unattested (verified by) (Grantor/Grantee/ Owner/Agent) circle one



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 11/02/2021 11:28:11 AM  
 \$32.00 CHERRY  
 20211102000529770

*Phillip W. Smith*