

This instrument was prepared by:
David P. Condon, P.C.
100 Union Hill Drive Suite 200
Birmingham, AL 35209

Send tax notice to:
John L. Rush
220 Bradberry Lane
Birmingham, AL 35242

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
SHELBY COUNTY **KNOW ALL MEN BY THESE PRESENTS**

That in consideration of **FOUR HUNDRED TWENTY FIVE THOUSAND AND 00/100 Dollars (\$425,000.00)** to the undersigned grantor in hand paid by the grantee herein, the receipt and sufficiency of which is acknowledged,

Stephen W. Dutt, Guardian for Wayne E. Dutt, a protected person, Case No. PR-2021-000166, Julie Wilkerson, a married woman, and Becky Stefanek, a married woman, both as Heirs at Law of Billye B. Dutt, deceased, who died on April 14, 2019

(hereinafter referred to as “Grantors”) do grant, bargain, sell and convey unto

John L. Rush and Wendi W. Rush

(hereinafter referred to as “Grantee”), as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

Lot 6, according to the Survey of Cobblestone Square, as recorded in Map Book 16, Page 153, in the Probate Office of Shelby County, Alabama.

\$325,000.00 of the proceeds come from a mortgage recorded simultaneously herewith.
The property described above and conveyed herein is not the homestead of either Julie Wilkerson or Becky Stefanek or their respective spouses.

- Subject to:
- (1) 2022 ad valorem taxes not yet due and payable;
 - (2) all mineral and mining rights not owned by the Grantor; and
 - (3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

TO HAVE AND TO HOLD unto 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.

And Grantors do for itself and for its successors and assigns and heirs, as the case may be, covenant with Grantees, their heirs and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that they will and their successors and assigns and heirs, as the case may be, shall warrant and defend the same to Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set its seal by its authorized representative, this
14th day of October, 2021

Wayne E. Dutt, a protected person, Case No. PR-2021-000166

By: Stephen W. Dutt
Stephen W. Dutt, Guardian

Julie Wilkerson

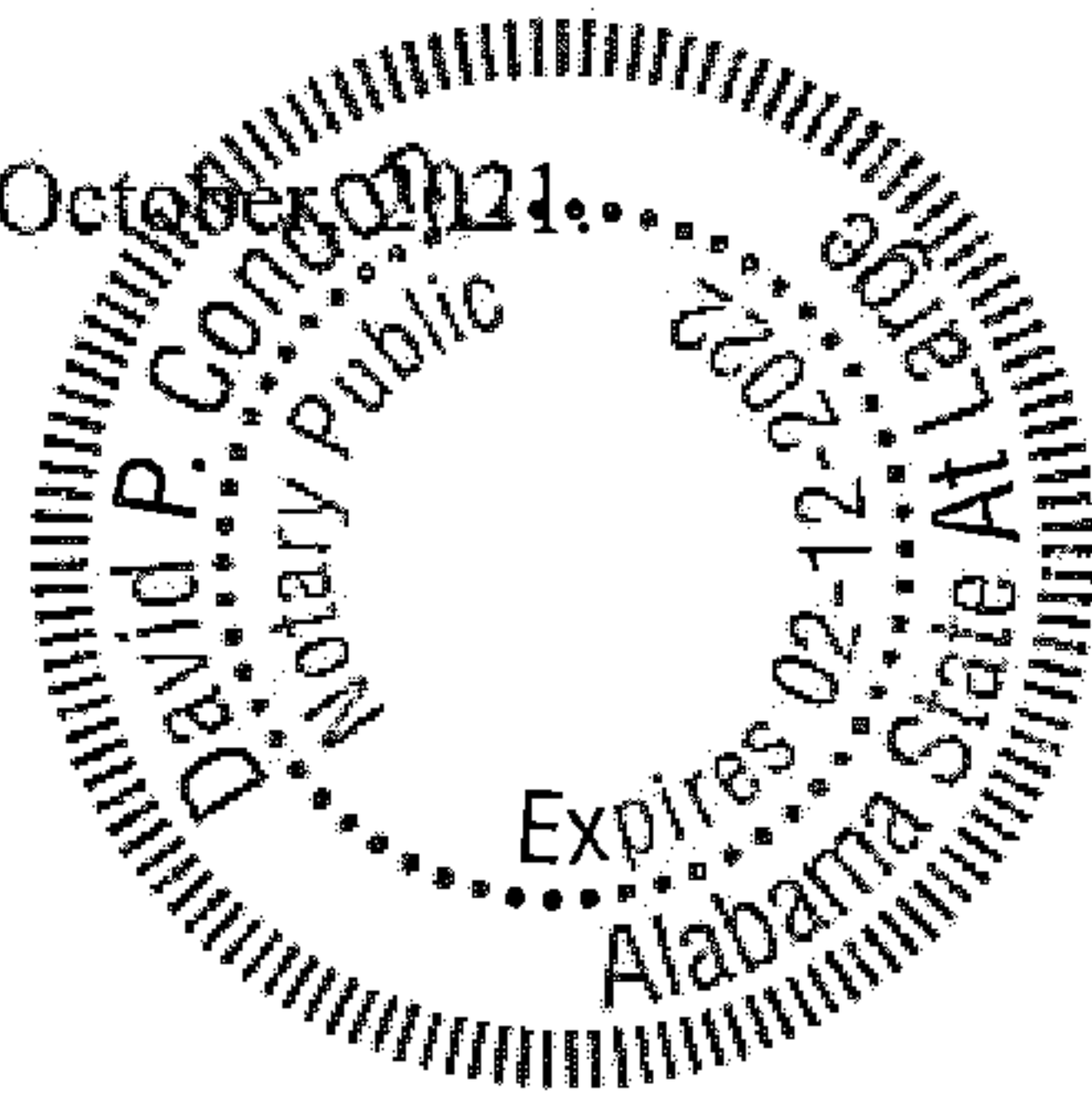
Becky Stefanek

STATE OF ALABAMA
COUNTY OF SEAFORD

I, the undersigned Notary Public in and for said County and State, hereby certify that Stephen W. Dutt as Guardian of Wayne E. Dutt, a protected person, Case No. PR-2021-000166, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, in his capacity as Guardian, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14th day of October, 2021.

David P. Condon
Notary Public: David P. Condon
My Commission Expires: 02.12.2022



STATE OF ALABAMA
COUNTY OF _____

I, the undersigned Notary Public in and for said County and State, hereby certify that Julie Wilkerson whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14th day of October, 2021.

Notary Public
My Commission Expires:

STATE OF ALABAMA
COUNTY OF _____

I, the undersigned Notary Public in and for said County and State, hereby certify that Becky Stefanek whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

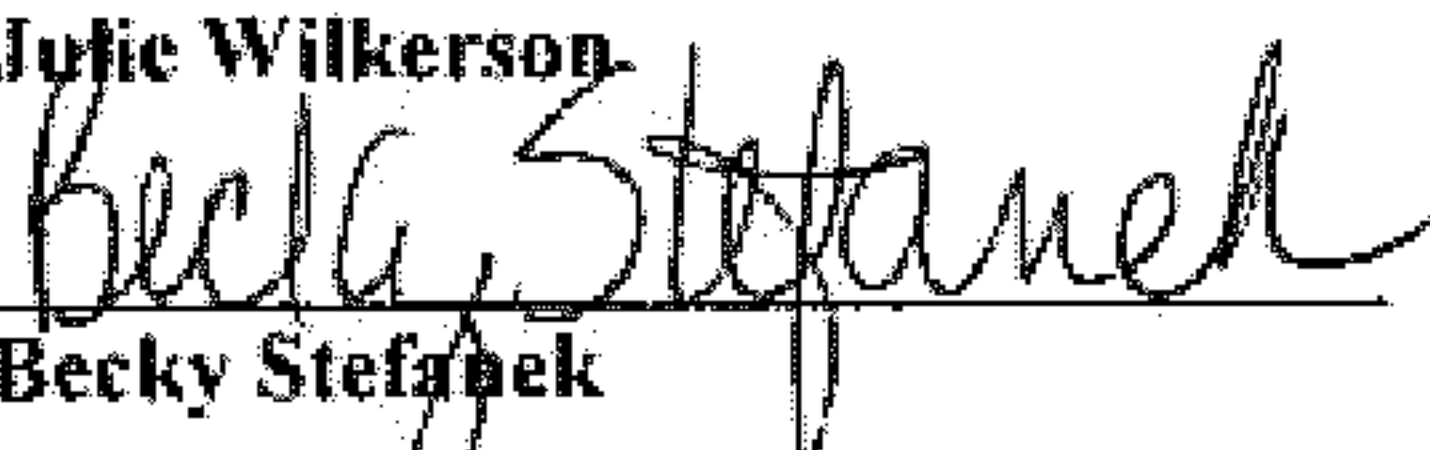
Given under my hand and official seal this 14th day of October, 2021.

Notary Public:
My Commission Expires:

IN WITNESS WHEREOF, Grantor has set its seal by its authorized representative, this
14th day of October, 2021

Wayne E. Dutt, a protected person, Case No. PR-2021-000166

By: _____
Stephen W. Dutt, Guardian

~~Julie Wilkerson~~

Becky Stefanek

STATE OF ALABAMA
COUNTY OF _____

I, the undersigned Notary Public in and for said County and State, hereby certify that Stephen W. Dutt as Guardian of Wayne E. Dutt, a protected person, Case No. PR-2021-000166, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, in his capacity as Guardian, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14th day of October, 2021.

Notary Public: David P. Condon
My Commission Expires: 02.12.2022

STATE OF ALABAMA
COUNTY OF _____

I, the undersigned Notary Public in and for said County and State, hereby certify that Julie Wilkerson whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14th day of October, 2021.

Notary Public
My Commission Expires:

STATE OF ~~ALABAMA~~ FLORIDA
COUNTY OF WALTON

I, the undersigned Notary Public in and for said County and State, hereby certify that Becky Stefanek whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14th day of October, 2021.



(Notary Public)
My Commission Expires:



IN WITNESS WHEREOF, Grantor has set its seal by its authorized representative, this
14th day of October, 2021

Wayne E. Dutt, a protected person, Case No. PR-2021-000166

By:

Stephen W. Dutt, Guardian


Julie Wilkerson

Becky Stefaneck

STATE OF ALABAMA
COUNTY OF

I, the undersigned Notary Public in and for said County and State, hereby certify that Stephen W. Dutt as
Guardian of Wayne E. Dutt, a protected person, Case No. PR-2021-000166, whose name is signed to the
foregoing conveyance, and who is known to me, acknowledged before me on this day that, being
informed of the contents of the conveyance, he, in his capacity as Guardian, executed the same
voluntarily on the day the same bears date.

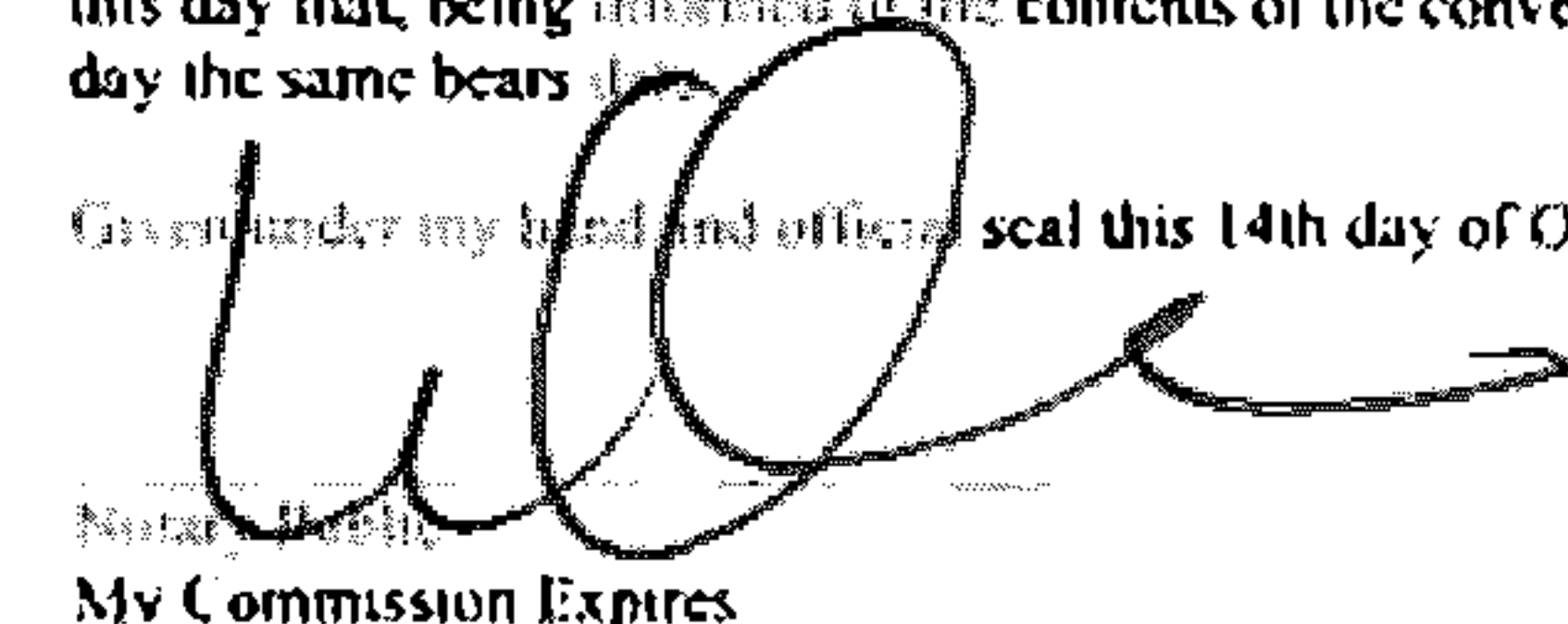
Given under my hand and official seal this 14th day of October, 2021

Notary Public David P. Condon
My Commission Expires: 02/12/2022

STATE OF ALABAMA
COUNTY OF

I, the undersigned Notary Public in and for said County and State, hereby certify that Julie Wilkerson
whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on
this day that, being informed of the contents of the conveyance, she executed the same voluntarily on the
day the same bears date.

Given under my hand and official seal this 14th day of October, 2021


Notary Public
My Commission Expires

WILLIAM GRADY NOLAN
NOTARY PUBLIC, ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES JAN. 15, 2025

STATE OF ALABAMA
COUNTY OF

I, the undersigned Notary Public in and for said County and State, hereby certify that Becky Stefaneck
whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on
this day that, being informed of the contents of the conveyance, she executed the same voluntarily on the
day the same bears date.

Given under my hand and official seal this 14th day of October, 2021

Notary Public
My Commission Expires

Real Estate Sales Validation Form

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

Grantor's Name Wayne Dett
Mailing Address 11260 Hutteras Dr.
Farragut, TN. 37431

Grantee's Name John Rush
Mailing Address 200 Bradberry Lane
Birmingham, AL. 35242

Property Address 220 Bradberry Lane
Birmingham, AL. 35242

Date of Sale 10-14-2021
Total Purchase Price \$ 425,000.00

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 ☐ 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 10-14-21

Print Dawn Bagwell for David P. Candory, PC.

☐ Unattested
(verified by)

Sign Dawn Bagwell
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/02/2021 12:18:53 PM
\$137.00 JOANN
20211102000530150

Allen S. Bayl