



20211122000560450 1/4 \$158.50
Shelby Cnty Judge of Probate, AL
11/22/2021 11:21:11 AM FILED/CERT

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

This instrument was prepared by:

Christina Norwood
3004 Shandwick Court
Birmingham, AL 35242

Send tax notice to:

Mariana C. Elchert and
Andrew Elchert
3665 Charleston Lane
Vestavia, AL 35216

STATE OF ALABAMA COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **Ten Dollars and no/100 Dollars (\$10.00)**, to the undersigned Grantors, in hand paid by the Grantees herein, the receipt where is acknowledged, we, **MARIA E. COSTA and VICTOR J. COSTA, wife and husband** (herein referred to as Grantors) grant, bargain, sell and convey unto **MARIANA C. ELCHERT and ANDREW ELCHERT** (herein referred to as Grantees), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

Lot 5B, a Resubdivision of Lot 5 of Old Cahaba Estates, Section 1, as recorded in Map Book 44, Page 7, said resurvey being recorded in Map Book 55, Page 21, in the Probate Office of Shelby County, Alabama

Subject to mineral and mining rights if not owned by Grantors. Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

No opinion as to the title of the above-described property was requested by the parties to this deed and preparer of this deed offers no opinion as to the title to the above-described property. Legal description furnished by the Grantors herein.

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 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 we do, for ourselves and for our heirs, executors and administrators, covenant with said Grantee, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that we have a good right to sell and convey the same as aforesaid; that we will, and 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.

Shelby County, AL 11/22/2021
State of Alabama
Deed Tax: \$127.50

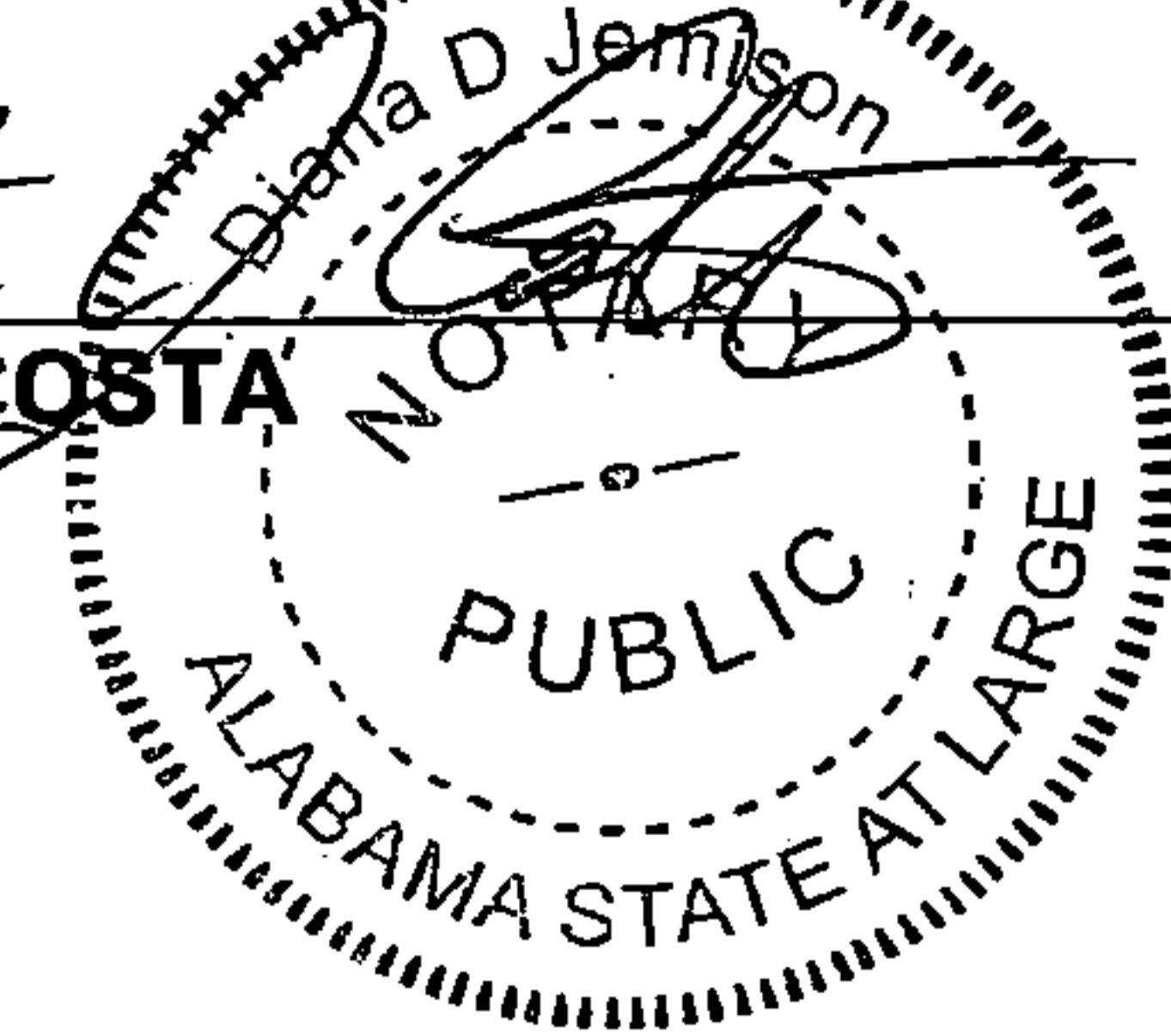


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In Witness Whereof, the said **VICTOR J. COSTA** has hereunto set his signature and seal
this 19 day of November, 2021.



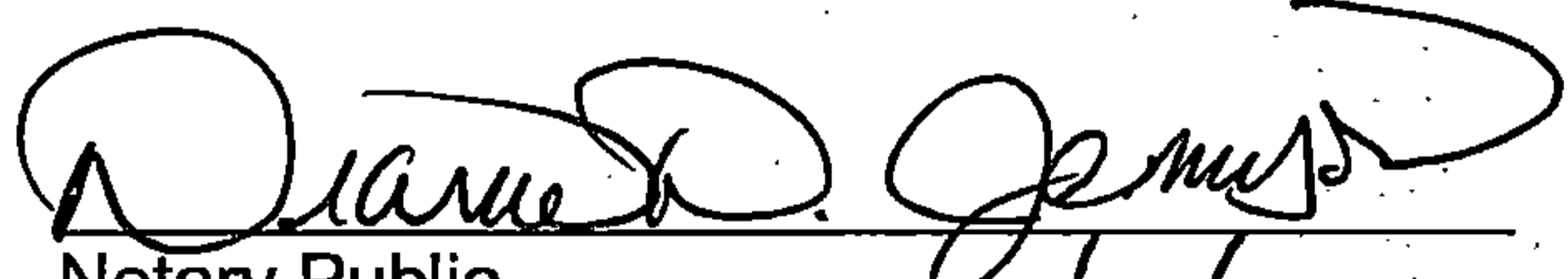
VICTOR J. COSTA



STATE OF ALABAMA
COUNTY OF Jefferson

I, Diana D. Jemison, a Notary Public in and for said County, in said
State, hereby certify that **VICTOR J. COSTA**, 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 this conveyance, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19 day of November, 2021.



Notary Public
My Commission Expires: 5/31/2023



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In Witness Whereof, the said **MARIA E. COSTA** has hereunto set her signature and seal
this 19 day of November, 2021.

Maria E. Costa
MARIA E. COSTA

STATE OF ALABAMA
COUNTY OF Jefferson

I, Diana D. Jemison, a Notary Public in and for said County, in said State, hereby certify that **MARIA E. COSTA**, 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 this conveyance, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19 day of November, 2021.

Diana D. Jemison
Notary Public
My Commission Expires: 5/31/2023

Real Estate Sales Validation Form

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

Grantor's Name Maria E. Costa and
Mailing Address Victor J. Costa
3665 Charleston Lane
Vestavia, AL 35216

Grantee's Name Mariana C. Elchert and
Mailing Address Andrew Elchert
3665 Charleston Lane
Vestavia, AL 35216

Property Address 3381 River Crest Dr. S
Helena, AL 35080
(Lot 5B)

Date of Sale 11/ /21
Total Purchase Price \$
Or
Actual Value \$
Or
Assessor's Market Value \$255,000 (1/2 \$127,500)

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
[X] Other Tax Assessor's Value under Parcel
Number 13-4-19-4-001-001.000

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 11/19/21

Print Victor J Costa

Unattested (verified by)

Sign Victor J Costa
Grantor/Grantee/Owner/Agent circle one

Form RT-1



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