

This instrument was prepared by:
Mark E. Gualano
Attorney at Law
701 Chestnut Street
Vestavia Hills, AL 35216

Send Tax Notices to:
Elizabeth Schmidt
Laura Schmidt
1755 Indian Hills Road
Pelham, AL 35124

WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Two Hundred Seventy-Eight Thousand, Five Hundred and no/100 Dollars (\$278,500.00)** to the undersigned grantor(s) (whether one or more); in hand paid by the grantee(s) herein, the receipt and sufficiency of which is hereby acknowledged, I or we, **John A. Outland, as Administrator of the Estate of Frederica Duncan, deceased, Case No. PR-2021-00357, in the Probate Court of Shelby County, Alabama,** (herein referred to as grantor(s), whether one or more), grant, bargain, sell and convey to **Elizabeth Schmidt and Laura Schmidt**, hereinafter referred to as grantee(s), whether one or more), the following described real estate situated in Shelby County, Alabama to-wit:

Lot 13, according to the Map and Survey of Chapparal, First Sector, Phase II, as recorded in Map Book 8, Page 114 in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama.

\$264,575.00 of the purchase price recited herein was paid from the proceeds of a purchase money mortgage closed simultaneously herewith.

SUBJECT TO:

1. Ad valorem taxes for the current tax year.
2. Easements, restrictions, reservations and conditions of record.

TO HAVE AND TO HOLD, to the said Grantees as joint tenants with rights 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 I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or 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 stated 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) the undersigned hereunto set my (our) hand(s) and seal(s) this 30th day of November, 2021.

 PR

**John A. Outland, as Administrator of the
Estate of Frederica Duncan, deceased,
Case No. PR-2021-00357, in the Probate
Court of Shelby County, Alabama**

STATE OF ALABAMA
COUNTY OF JEFFERSON

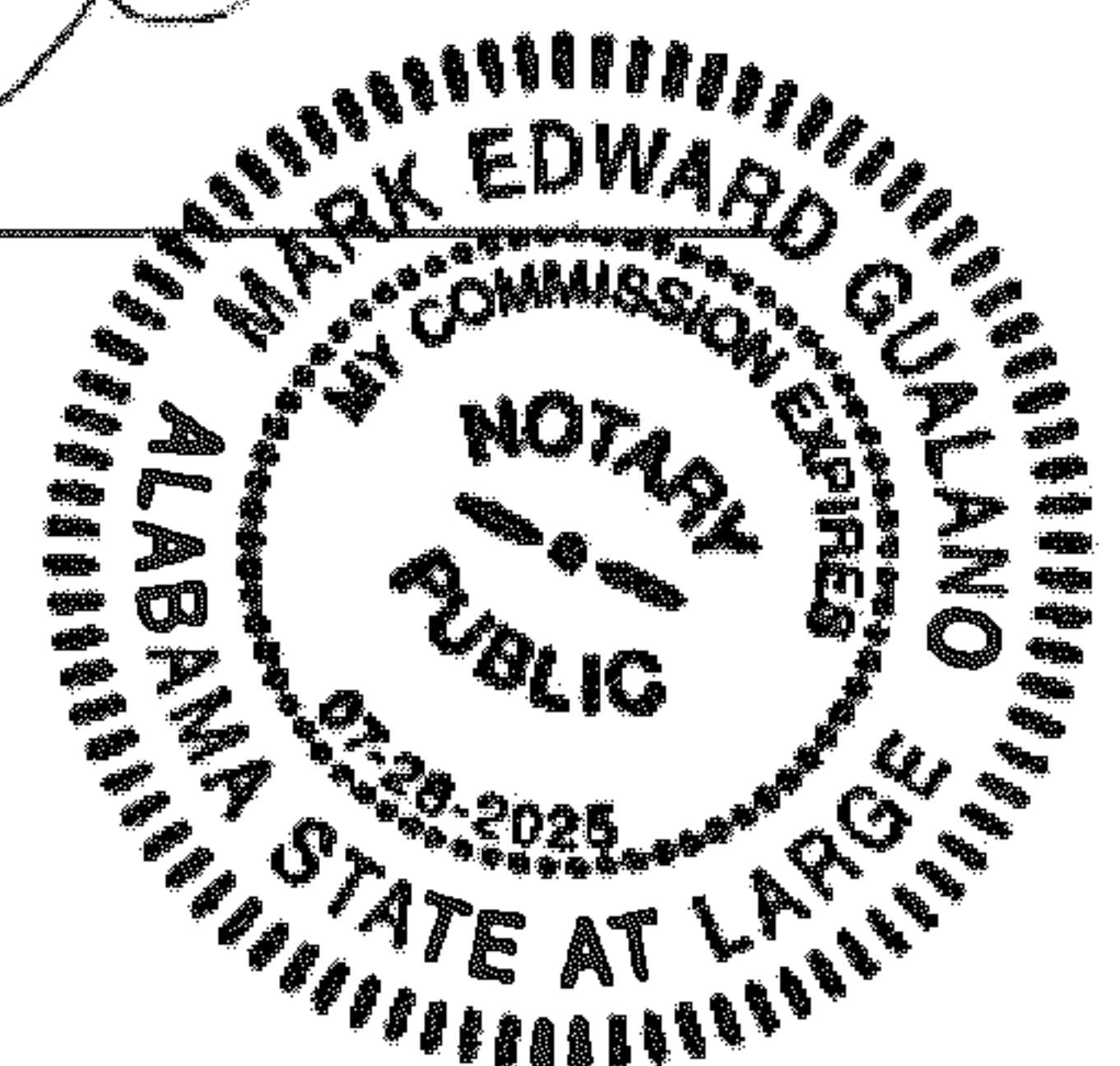
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **John A. Outland, as Administrator of the Estate of Frederica Duncan, deceased, Case No. PR-2021-00357, in the Probate Court of Shelby County, Alabama**, whose name is signed to the foregoing conveyance, and 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 Administrator, executed the same voluntarily and as his act on the day the same bears date.

Given under my hand and official seal this 30th day of November, 2021.



Notary Public

My commission expires: 7/28/25



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

Grantor's Name	The Estate of Frederica Duncan, deceased, Probate Case No. PR-2021-000357 <u>C/O John D. Outland</u>	Grantee's Name	Elizabeth Rose Schmidt Laura Elizabeth Schmidt
Mailing Address	<u>9504 S. Main St</u> <u>At Wilsonville, AL 35186</u>	Mailing Address	<u>1755 Indian Hills Rd</u> <u>Pelham, AL 35124</u> <u>AL</u>
Property Address	<u>1755 Indian Hills Rd.</u> <u>Pelham, AL 35124</u>	Date of Sale	<u>November 30, 2021</u>
		Total Purchase Price	<u>\$278,500.00</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)

<input checked="" type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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 of 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 November 30, 2021

Print The Estate of Frederica Duncan, deceased, Probate Case No. PR-2021-000357

Unattested

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/01/2021 11:44:36 AM
\$42.00 JOANN
20211201000573280

(verified by)

Sign

John D. Outland, PR
(Grantor/Grantee/Owner/Agent) circle one



Allen S. Boyd

Form RT-1