

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
County of Shelby

Send Tax Notice To:
David D Grubic and Elizabeth M Grubic
7007 Eagle Valley Way
Birmingham, AL 35242-6980

Presents:

THAT IN CONSIDERATION OF Three Hundred Seventy Three Thousand Nine Hundred and no/100 Dollars (\$373,900.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we/I David D Grubic and Elizabeth M Grubic, husband and wife (herein referred to as grantor(s)) do grant, bargain, sell and convey unto David D Grubic and Elizabeth M Grubic (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 1526, according to the Survey of Eagle Point – 15th Sector, as recorded in Map Book 26, Page 35, in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama.

Subject to Easements, Restrictions and rights of way of record.

Subject to Mineral and Mining rights of record.

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.

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, I/WE have hereunto set MY/OUR hand(s) and seal(s), this 23rd day of November, 2021

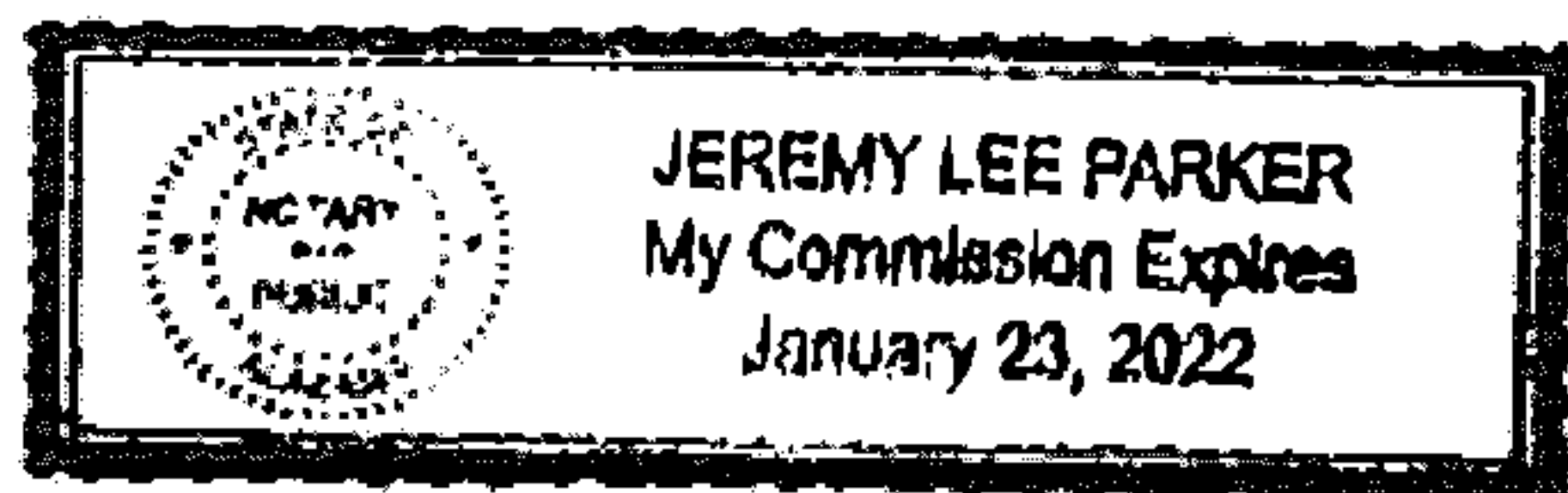
David D Grubic
David D Grubic

Elizabeth Grubic
Elizabeth M Grubic

State of Alabama
County of Shelby

I, the undersigned a Notary Public in and for said County, in said State, hereby certify that David D Grubic and Elizabeth M Grubic 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 23rd day of November, 2021



Notary Public
My Commission Expires:

Prepared by: Jeremy Parker
Parker Law Firm LLC
1560 Montgomery Hwy Ste 205
Hoover AL 35216

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>David D Grubic and Elizabeth M Grubic</u>	Grantee's Name	<u>David D Grubic and Elizabeth M Grubic</u>
Mailing Address	<u>7007 Eagle Valley Way</u> <u>Birmingham, AL 35242-6980</u>		<u>7007 Eagle Valley Way</u> <u>Birmingham, AL 35242-6980</u>
Property Address	<u>7007 Eagle Valley Way</u> <u>Birmingham, AL 35242-6980</u>	Date of Sale	<u>November 23, 2021</u>
		Total Purchase Price	<u>\$</u>
		Or	
		Actual Value	<u>\$</u>
		Or	
		Assessor's Market Value	<u>\$373,900.00/\$186,950.00</u>



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 12/02/2021 11:17:40 AM
 \$215.00 JOANN
 20211202000575560

Allen S. Byrd

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 to Already Own
☐ 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: November 23, 2021

Print: David D Grubic

Sign: David D Grubic
 (Grantor/Grantee/Owner/Agent (circle one))