

20211207000581870 1/3 \$101.50 Shelby Cnty Judge of Probate, AL 12/07/2021 10:21:43 AM FILED/CERT

This instrument was prepared by: Jim Pino, Esq. Attorney at Law Jim Pino & Associates, P.C. 363 Canyon Park Drive Pelham, AL 35124

## WARRANTY DEED-JOINT TENANCY WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA	)
COUNTY OF SHELBY	)

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of One Dollar (\$1.00) and other good and valuable consideration, to the undersigned Grantors in hand paid to the Grantees herein the receipt of which is hereby acknowledged, **Wanda Gail Casey (Sanford)** and husband, Kirk Howard Sanford, GRANTORS herein, do hereby grant, bargain, sell and convey unto **Wanda Gail Sanford and husband**, Kirk Howard Sanford, GRANTEES herein, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, in the following described real estate situated in Shelby County, Alabama, to wit:

Lot 168 according to the survey of final plat of Hayesbury Phase I, as recorded in May Book 28, Page 89, in the Probate Office of Shelby County, Alabama.

Subject to: Easements, restrictions and rights-of-way appearing of record;

Grantors' Address: 212 Mitoba Trail

Pelham, AL 35124

Grantees' Address: 212 Mitoba Trail

Pelham, AL 35124

TO HAVE AND TO HOLD unto the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And we do, for ourselves and for our heirs, executors and administrators, covenant with said GRANTEES, 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 12/07/2021 State of Alabama Deed Tax:\$72.50

20211207000581870 2/3 \$101.50 Shelby Cnty Judge of Probate, AL 12/07/2021 10:21:43 AM FILED/CERT

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 6th day of December, 2021.

Manda Gail Casey Sanford

Kirk Howard Sanford

STATE OF ALABAMA (COUNTY OF SHELBY (COUNTY OF SH

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Wanda Gail Casey Sanford**, 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 date the same bears date.

Given under my hand and official seal this 6th day of December, A.D., 2021.

STATE OF ALABAMA (COUNTY OF SHELBY)

Motary Public - Harling

Victoria K. Harkness Notary Public, Alabama State At Large My Commission Expires April 21, 2023

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Kirk Howard Sanford**, 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 executed the same voluntarily on the date the same bears date.

Given under my hand and official seal this 6th day of December, A.D., 2021.

Notary Public

Victoria K. Harkness Notary Public, Alabama State At Large My Commission Expires April 21, 2023

## Real Estate Sales Validation Form

		dance with Code of Alabama 1975	· ·	
Grantor's Name Mailing Address	Wanda Gail Casey San	ford Grantee's Name_	Kirk floward Santord	
		Mailing Address	212 Mitoba Trail	
	212 Mitoba Trais		AL 35124	
	Pelham, AL 35124		• •	
Property Address		Date of Sale		
	Same	Total Purchase Price \$		
11 <b>■   ■ 1 1    </b>		or Actual Value		
		Actual value <u>4</u>	) 	
Shelb	207000581870 3/3 \$101.50 y Cnty Judge of Probate, AL	Assessor's Market Value \$		
The purchase price	2021 10:21:43 AM FILED/CERT or actual value claimed on t	his form can be verified in the	ク2,100,00 following documentary	
		entary evidence is not require		
Bill of Sale	_	Appraisal		
Sales Contrac	•	Other		
Closing Stater	nent			
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 are to property is being	_	the name of the person or per	sons to whom interest	
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.				
excluding current uresponsibility of va	use valuation, of the property	etermined, the current estimated as determined by the local of x purposes will be used and the holes.	ficial charged with the	
accurate. I further	of my knowledge and belief understand that any false sta cated in <u>Code of Alabama 19</u>	stements claimed on this form	in this document is true and may result in the imposition	
Date		Print Manda Chail Ca	ser Santon	
Unattested	(verified by)	Sign Manda Stall	Owner/Agent) circle one	