This instrument was prepared by:
Daniel Odrezin
Daniel Odrezin, LLC
3138 Cahaba Heights Road
Birmingham, AL 35243

Send tax notice to:
Jeffrey A. Beabout and Dana S.
Beabout
905 Trinity Ct
Birmingham, AL 35242

WARRANTY DEED - Joint Tenants with Right of Survivorship

STATE OF ALABAMA)

COUNTY OF SHELBY)

That in consideration of EIGHT HUNDRED SIXTY THOUSAND AND 00/100 DOLLARS (\$860,000.00), to the undersigned grantor in hand paid by the grantees herein, the receipt whereof is hereby acknowledged, we, Toby R. Hardy and Susan T. Hardy, a married couple, (herein referred to as Grantors) do hereby grant, bargain, sell and convey unto Jeffrey A. Beabout and Dana S. Beabout, as joint tenants with right of survivorship (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 634, ACCORDING TO THE SURVEY OF GREYSTONE LEGACY, 6TH SECTOR, AS RECORDED IN MAP BOOK 29, PAGE 21, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO ALL MATTERS OF RECORD

731,000.00 of the purchase price recited above has been paid from the proceeds of a mortgage loan closed simultaneously herewith.

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 we do for ourselves and for our heirs, executors, and administrators covenant with the 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 noted 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.

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IN WITNESS WHEREOF, we have hereunto set our hands and seals this 10th day of December, 2021.

Toby R. Hardy

Susan T. Hardy

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Toby R. Hardy and Susan T. Hardy, whose names are signed to the foregoing conveyance and who 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 10th day of December, 2021.

Notary Public

My Commission Expires: 05/25/2025

Real Estate Sales Validation Form

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

Grantor's Name Mailing Address	Toby R. Hardy and Susan T. Ha 5024 Blackjack Drive Franklin, TN 37067	ardy	Grantee's Name Mailing Address	Jeffrey A. Beabout and Dana S. Beabout
Property Address	905 Trinity Ct Birmingham, AL 35242		Date of Sale Total Purchase Price 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 S Sales Co		AppraisaOther:	al	
Closing S	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.				
Grantec'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 <u>Code of Alabama 1975</u> § 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 <u>Code of Alabama 1975</u> § 40-22-1 (h).				
Date 12 10 2021 Print Makeila Kichardson				
Unattest	ted(verified by)	<u> </u>	Sign Grantor/Gran	tee/ Owner/Agent) circle one
	nd Recorded I Public Records		(Gramor/Gran	Form RT-1



Judge of Probate, Shelby County Alabama, County Clerk Shelby County, AL 12/14/2021 12:31:19 PM

\$157.00 CHERRY

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