20211217000597120 12/17/2021 09:22:08 AM DEEDS 1/3

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA County of Shelby Send Tax Notice To: Ryan Cahill and Copeland Peeples 1384 Belmont Lane, Helena AL 35080

Presents:

THAT IN CONSIDERATION OF Two Hundred Eighty Thousand and no/100 Dollars (\$280,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we/I _Andrew Tyler Tidmore and wife, Morgan E Tidmore (herein referred to as grantor(s)) do grant, bargain, sell and convey unto __Ryan Cahill and Copeland Peeples_ (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 18, according to the Survey of Dearing Downs, Third Addition, as recorded in Map Book 8, Page 15, in the Probate Office of Shelby County, Alabama.

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

Subject to Mineral and Mining rights of record.

\$271,600.00 of the purchase price was obtained by a purchase money mortgage filed simu taneously 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 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.

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IN WITNESS WHEREOF, <u>I/WE</u> have hereunto set <u>MY/OUR</u> hand(s) and seal(s), this <u>15th</u> Day of <u>December</u>, 2021

Andrew Tyler Tidmore

Morgan E Tidmore

State of Alabama
County of Jefferson

I, the undersigned a Notary Public in and for said County, in said State, hereby certify that __Andrew Tyler Tidmore and Morgan E Tidmore 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 <u>15th</u> day of <u>December</u>, <u>2021</u>

JEREMY LEE PARKER

My Commission Expires

January 23, 2022

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	Andrew Tyler Tidmore and Morgan E Tidmore	Grantee's Name	Ryan Cahill and Copeland Peeples
Mailing Address			
	1384 Belmont Lane		1384 Belmont Lane
	Helena AL 35080		Helena AL 35080
Property	1384 Belmont Lane	Date of Sale	December 15, 2021
Address			
	Helena AL 35080	Total Purchase Price Or	\$280,000.00
		Actual Value Or	
		Assessor's Market Value	\$
form is not Grantor's remailing add	lame and mailing address - provide the name of	Instructions the person or persons conveying	interest to property and their current
	name and mailing address - provide the name of	the person or persons to whom in	nterest to property is being conveyed.
	ddress - the physical address of the property bein		
Date of Sal	le - the date on which interest to the property wa	s conveyed.	
	nase price - the total amount paid for the purchas offered for record.	se of the property, both real and p	ersonal, being conveyed by the
	ne - if the property is not being sold, the true value offered for record. This may be evidenced by and ne.		-
valuation, o	is provided and the value must be determined, the first state of the property as determined by the local official till be used and the taxpayer will be penalized put	d charged with the responsibility	of valuing property for property tax
understand	the best of my knowledge and belief that the informant that any false statements claimed on this form noted 975 § 40-22-1 (h).		
Date: D	December 15 2021	Print Andro	w.Tyler Tidmore
	(verified by) Filed and Recorded Official Public Records		ntec/Owner/Agent (circle one) Form RT-1
M50	Judge of Probate, Shelby County Alabama, County Clerk		

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Shelby County, AL 12/17/2021 09:22:08 AM

\$36.50 KIMBERLY

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