

This instrument was prepared by:

Daniel Odrezin
Daniel Odrezin, LLC
3138 Cahaba Heights Road
Birmingham, AL 35243

Send tax notice to:

George Earl Armstrong and Kelli
Armstrong
122 Highland View Dr
Birmingham, AL 35242

WARRANTY DEED - Joint Tenants with Right of Survivorship

STATE OF ALABAMA

COUNTY OF SHELBY

That in consideration of **ONE MILLION TWO HUNDRED TEN THOUSAND AND 00/100 DOLLARS (\$1,210,000.00)** to the undersigned grantor in hand paid by the grantees herein, the receipt whereof is hereby acknowledged, I, **Kathryn B. Sadler, a married individual**, (herein referred to as Grantor) do hereby grant, bargain, sell and convey unto **George Earl Armstrong and Kelli Armstrong**, 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 404, according to the map of Highland Lakes, 4th Sector, Phase I, an Eddleman Community, as recorded in Map Book 19, page 79 A & B, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Together with nonexclusive easement to use the private roadways, common areas, all as more particularly described in Declaration of Easements and Master Protective Covenants for Highland Lakes, a Residential Subdivision, recorded as Inst. #1994-07111 and amended in Inst. No. 1996-17543 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 4th Sector, recorded as Inst. #1995-1906 in the Probate Office of Shelby County, Alabama (hereinafter referred to as "Probate Office").

SUBJECT TO ALL MATTERS OF RECORD


\$1,149,500.00 of the purchase price recited above has been paid from the proceeds of a mortgage loan closed simultaneously herewith.

Note: This is not the homestead of the grantor, nor their spouse, as defined in the Code of Alabama Section 6-10-3.

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 do for myself and for my heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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 have hereunto set my hand and seal this 13th day of December, 2021.



Kathryn B. Sadler

STATE OF ALABAMA)

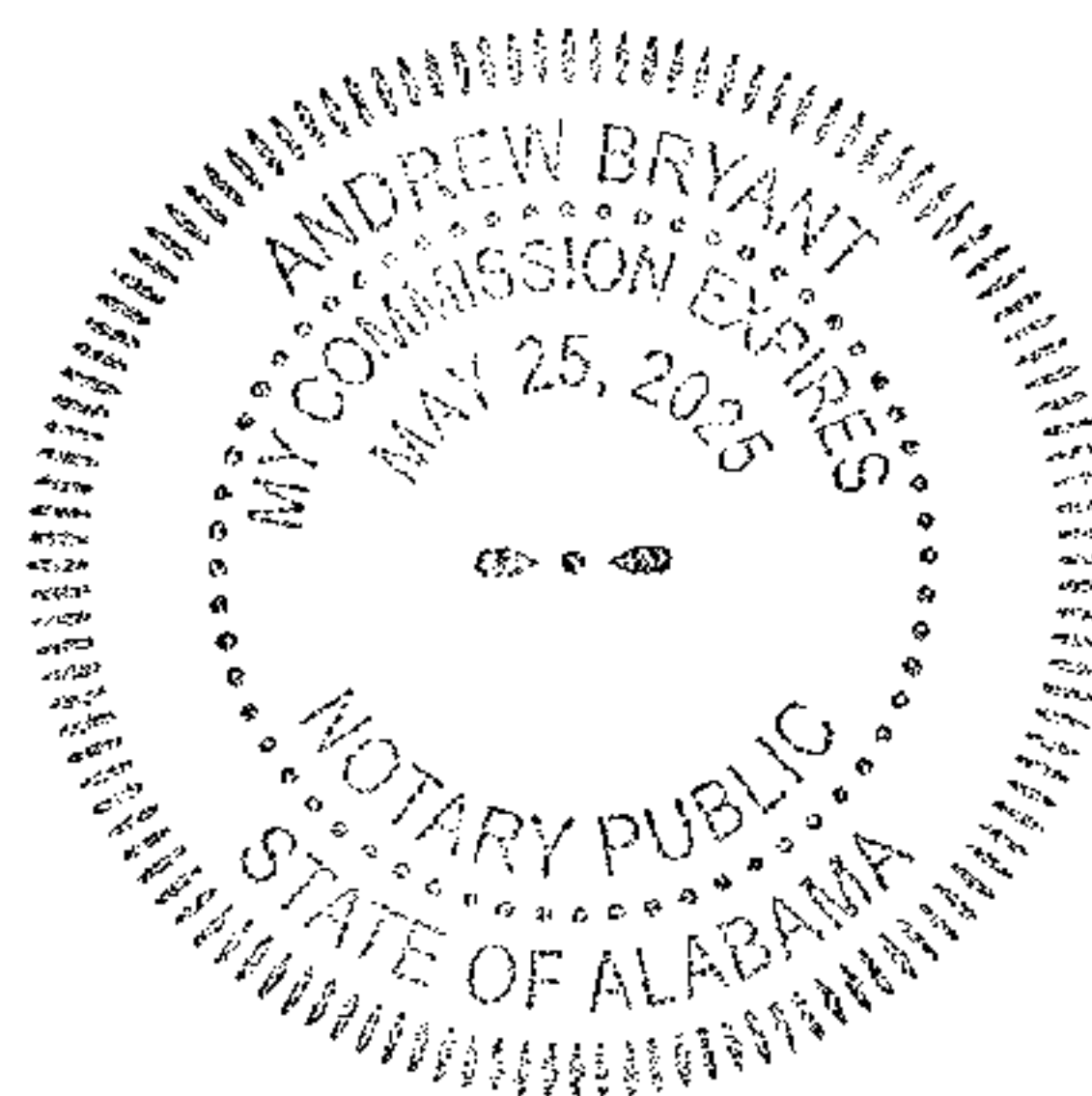
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Kathryn B. Sadler 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/he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13th 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 Kathryn B. Sadler
Mailing Address 239 Inverness Center Drive
#222
Hoover, AL 35242

Grantee's Name	<u>George Earl Armstrong and Kelli Armstrong</u>
Mailing Address	<u>50861 Chesapeake Drive</u> <u>Novi, MI 48374</u>

Property Address 122 Highland View Dr
Birmingham, AL 35242

Date of Sale	<u>December 13, 2021</u>
Total Purchase Price	<u>\$1,210,000.00</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)

_____ Bill of Sale
Sales Contract

_____ Appraisal
Other:

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 12/13/2021

Print Makena Richardson

Sign 

Unattested _____
 Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County Clerk
 Shelby County, AL
 12/21/2021 10:56:48 AM
 \$1238.00 JOANN
 20211221000601900

Allen S. Bayal

Form RT-1

