

SEND TAX NOTICE TO:  
Cody Dwayne Marcum and Kristin  
Nichole Capps Marcum  
6745 Double Oak Court  
Birmingham, Alabama 35242

This instrument was prepared by:  
Edward Reisinger  
Kudulis, Reisinger & Price, LLC  
P. O. Box 653  
Birmingham, AL 35201

20220112000013580  
01/12/2022 07:53:49 AM  
DEEDS 1/4

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

**STATE OF ALABAMA**

**KNOW ALL MEN BY THESE PRESENTS:**

**SHELBY COUNTY**

That in consideration of One Hundred Fifty Five Thousand dollars & no cents (\$155,000.00)

To the undersigned **GRANTOR(S)** in hand paid by the **GRANTEE(S)** herein, the receipt whereof is acknowledged,

**Gwen Sanderson, unmarried woman as surviving grantee, an undivided 1/2 interest with rights or survivorship as between them and IRA Innovations LLC FBO James Higginbotham, IRA FKA Entrust Administration of the Southeast FBO James Higginbotham IRA, an undivided 1/2 interest**

(herein referred to as **GRANTOR(S)**), do grant, bargain, sell and convey unto

**Cody Dwayne Marcum and Kristin Nichole Capps Marcum**

(herein referred to as **GRANTEE(S)**), as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

**LOT 4, ACCORDING TO THE MAP AND SURVEY OF CANTERBURY COVE, AS RECORDED IN MAP BOOK 39, PAGE 132, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

**Stephen Sanderson, a joint grantee in that certain deed filed in Instrument #20100412000109880, having died on January 26, 2019**

This property does not constitute the homestead of the Grantor(s).

Subject to:

Taxes for the year 2021 and subsequent years

Easements, Restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any

Mineral and mining rights, if any.

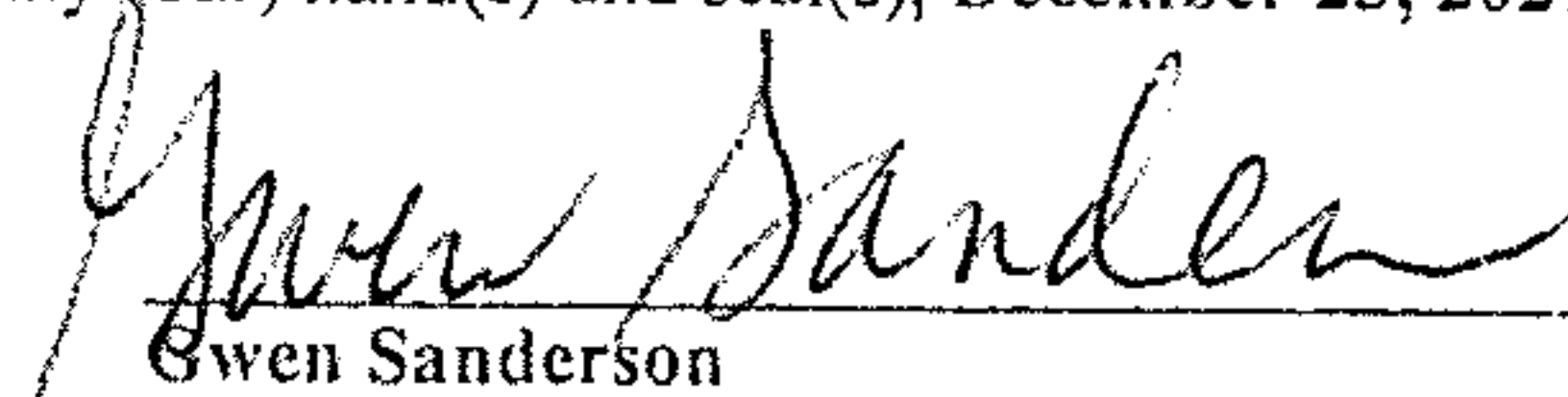
Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Plat/Map Book 39, Page 132.

**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.

WARRANTY DEED, JOINT TENANTS  
WITH RIGHT OF SURVIVORSHIP  
CBT File #2110061

IN WITNESS WHEREOF, GRANTOR(S) have hereunto set my (our) hand(s) and seal(s), December 23, 2021.

  
Gwen Sanderson (Seal)

STATE OF ALABAMA

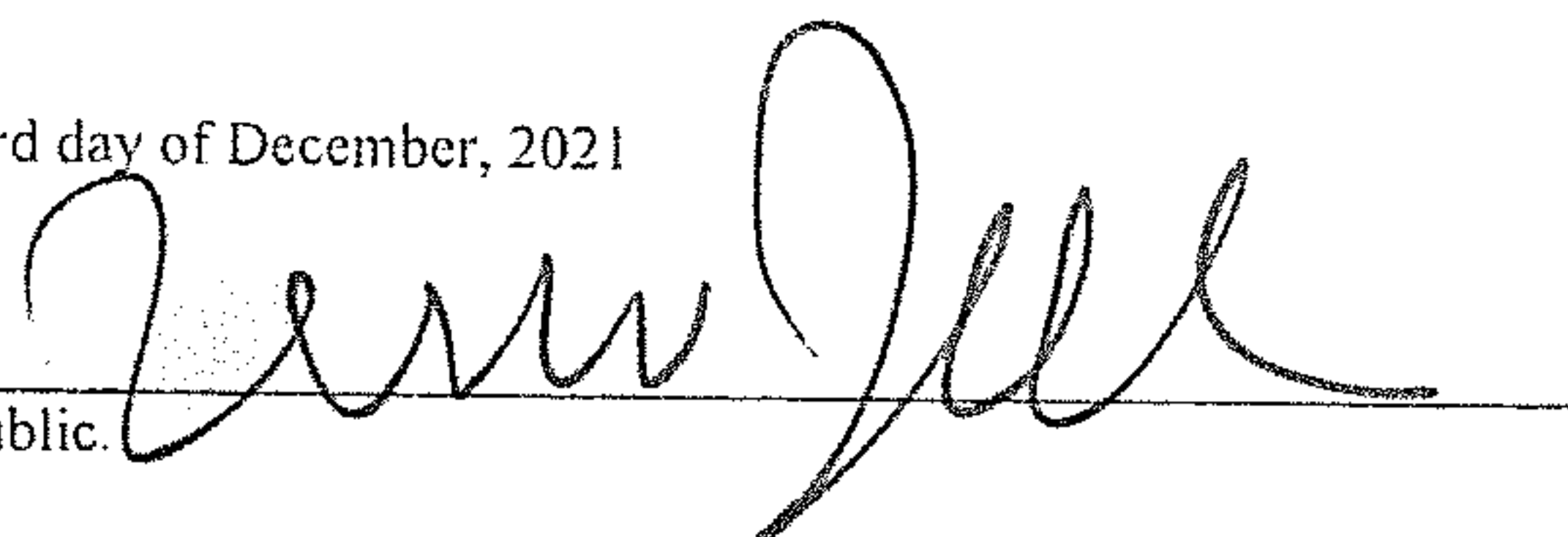
General Acknowledgement

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Gwen Sanderson, an unmarried woman, 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 he/she/they have/has executed the same voluntarily on the day the same bears date.

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

Notary Public.

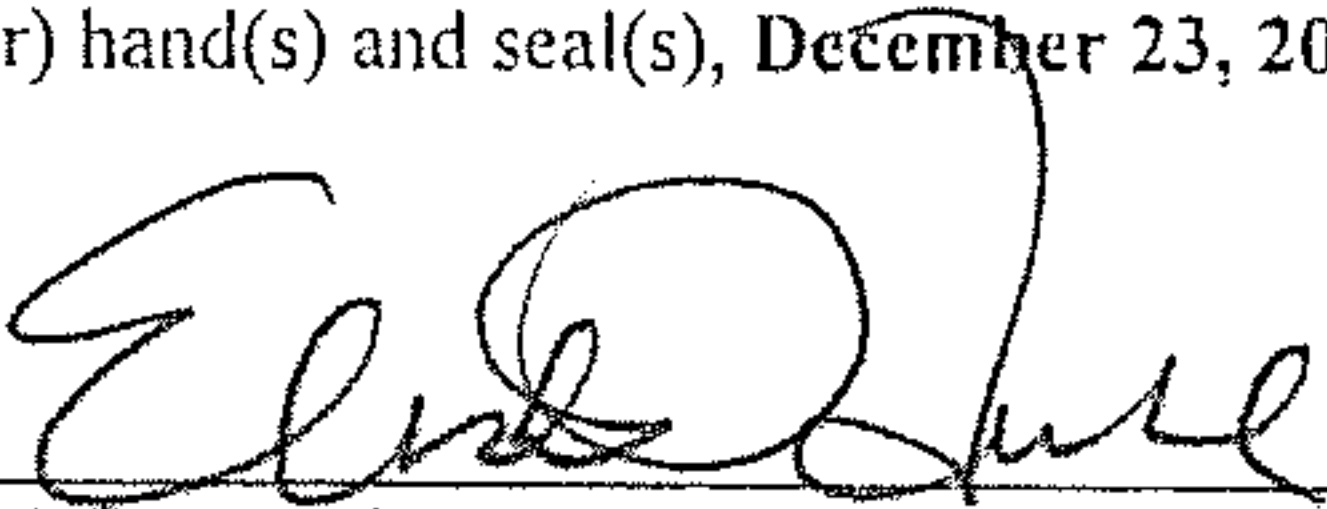


(Seal)

My Commission Expires: \_\_\_\_\_

WILLIAM PATRICK COCKRELL  
NOTARY PUBLIC  
ALABAMA STATE AT LARGE  
COMM. EXP. 01/07/25

IN WITNESS WHEREOF, GRANTOR(S) have hereunto set my (our) hand(s) and seal(s), December 23, 2021.

  
(Seal)  
IRA Innovations LLC FBO James Higginbotham, IRA FKA  
Entrust Administration of the Southeast FBO James  
Higginbotham IRA

STATE OF ALABAMA

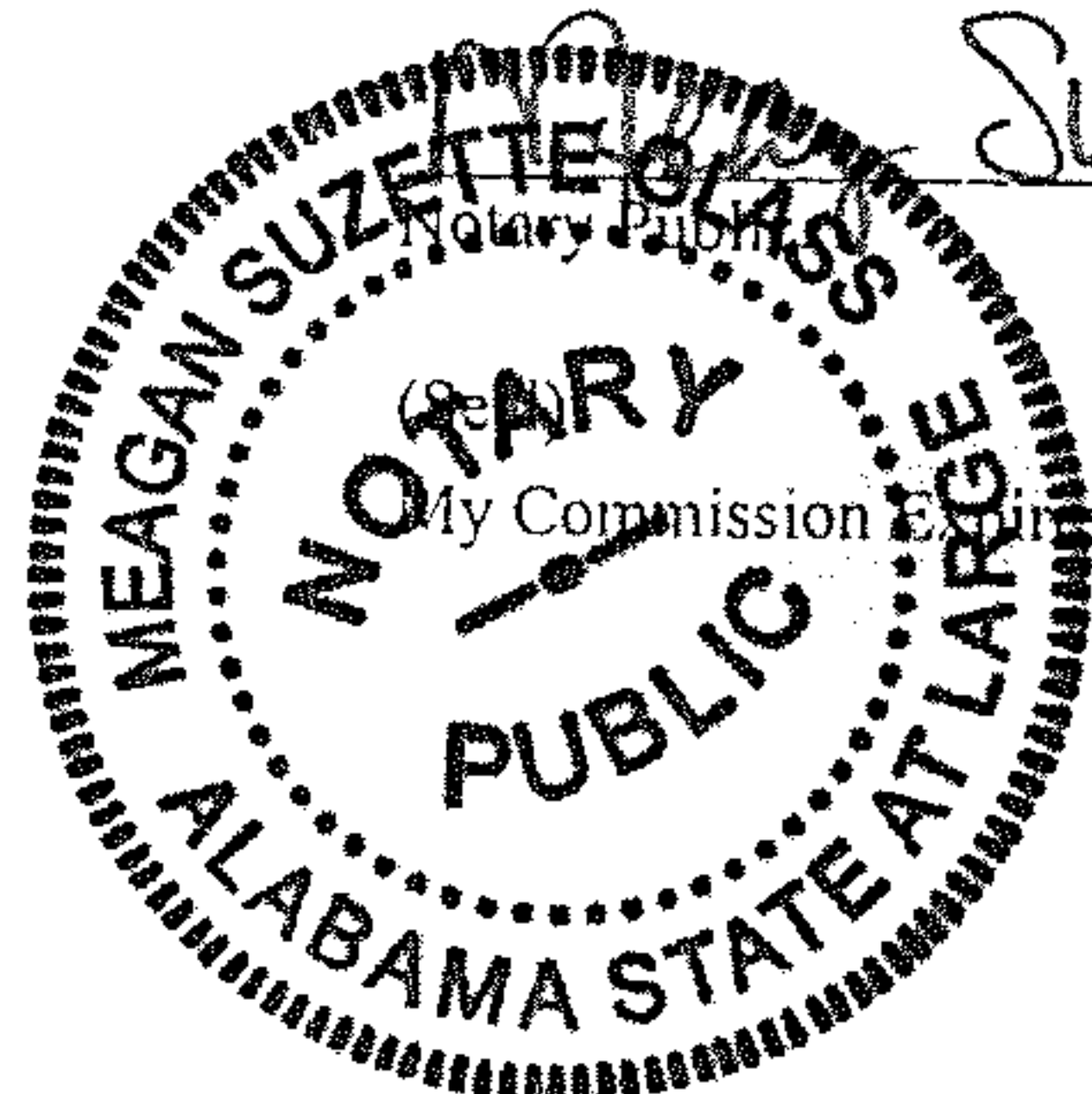
General Acknowledgement

~~JEFFERSON COUNTY~~

*Shelby*

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Elisha Holcombe, whose name as Authorized Representative, of IRA Innovations LLC FBO James Higginbotham, IRA FKA Entrust Administration of the Southeast FBO James Higginbotham IRA, 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, (she) as such officer and with full authority, executed the same voluntarily for and as the act of said entity.

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



*Suzette gran*

*8/13/2025*



## Real Estate Sales Validation Form

***This Document must be filled in accordance with Code of Alabama 1975, Section 40- 22-1 (h)***

Grantor's Name Gwen Sanderson and Entrust  
Administration of the Southeast FBO James  
Higginbotham IRA

Grantee's Name Cody Dwayne Marcum and Kristin Nichole  
Capps Marcum

Mailing Address

Mailing Address 6745 Double Oak Court  
Birmingham, Alabama 35242

Property Address 6745 Double Oak Court,  
Birmingham, Alabama 35242

Date of Sale 12/23/2021

Total Purchase Price \$155,000.00

or

Actual Value \_\_\_\_\_

or

Assessor's Market Value \_\_\_\_\_



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
01/12/2022 07:53:49 AM  
\$189.00 CHERRY  
20220112000013580

*Allen S. Bayl*

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  
X \_\_\_\_\_ Sales Contract  
\_\_\_\_\_ Closing Statement

\_\_\_\_\_ Appraisal  
\_\_\_\_\_ Other \_\_\_\_\_

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 of 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 12.23.21

Print Cody Dwayne Marcum

\_\_\_\_\_ Unattested

*JB*  
\_\_\_\_\_  
(verified by)

Sign

*Cody Dwayne Marcum*  
\_\_\_\_\_  
(Grantor/Grantee/Owner/Agent) circle one