

This instrument was prepared by:
David P. Condon, P.C.
100 Union Hill Drive Suite 200
Birmingham, AL 35209

Send tax notice to:
Samuel Wasko Jr.
1007 Lake Shadow Dr.
Hoover, AL 35244

STATUTORY WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **SEVEN HUNDRED SEVENTY FIVE THOUSAND AND 00/100 Dollars (\$775,000.00)** to the undersigned grantor in hand paid by the grantee herein, the receipt and sufficiency of which is acknowledged,

J. Wray Pearce as Agent of Pearce, Bevill, Leesburg, Moore, P.C. as Personal Representative of Estate of Lanny Sterling Vines, deceased, Shelby County, Alabama, Probate Case No. PR-2021-000279

(hereinafter referred to as "Grantor") does grant, bargain, sell and convey unto

Samuel Wasko, Jr. and Molly McLure Wasko

(hereinafter referred to as "Grantee"), as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

Lot 8, according to the Survey of Southlake, a residential subdivision as recorded in Map Book 11, Page 85, in the Probate Office of Shelby County, Alabama

\$637,025.00 of the proceeds come from a mortgage recorded simultaneously herewith.

- Subject to:
- (1) 2022 ad valorem taxes not yet due and payable;
 - (2) all mineral and mining rights not owned by the Grantor; and
 - (3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

TO HAVE AND TO HOLD unto 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 Grantor makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the Grantor has neither permitted nor suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the Grantor.

IN WITNESS WHEREOF, Grantor has set its seal by its authorized representative, this 31st day of January, 2022

Estate of Lanny Sterling Vines, deceased, Shelby County, Alabama, Probate Case No. PR-2021-000279

By: 

Pearce, Bevill, Leesburg, Moore, P.C., Personal Representative

By: J. Wray Pearce, Agent

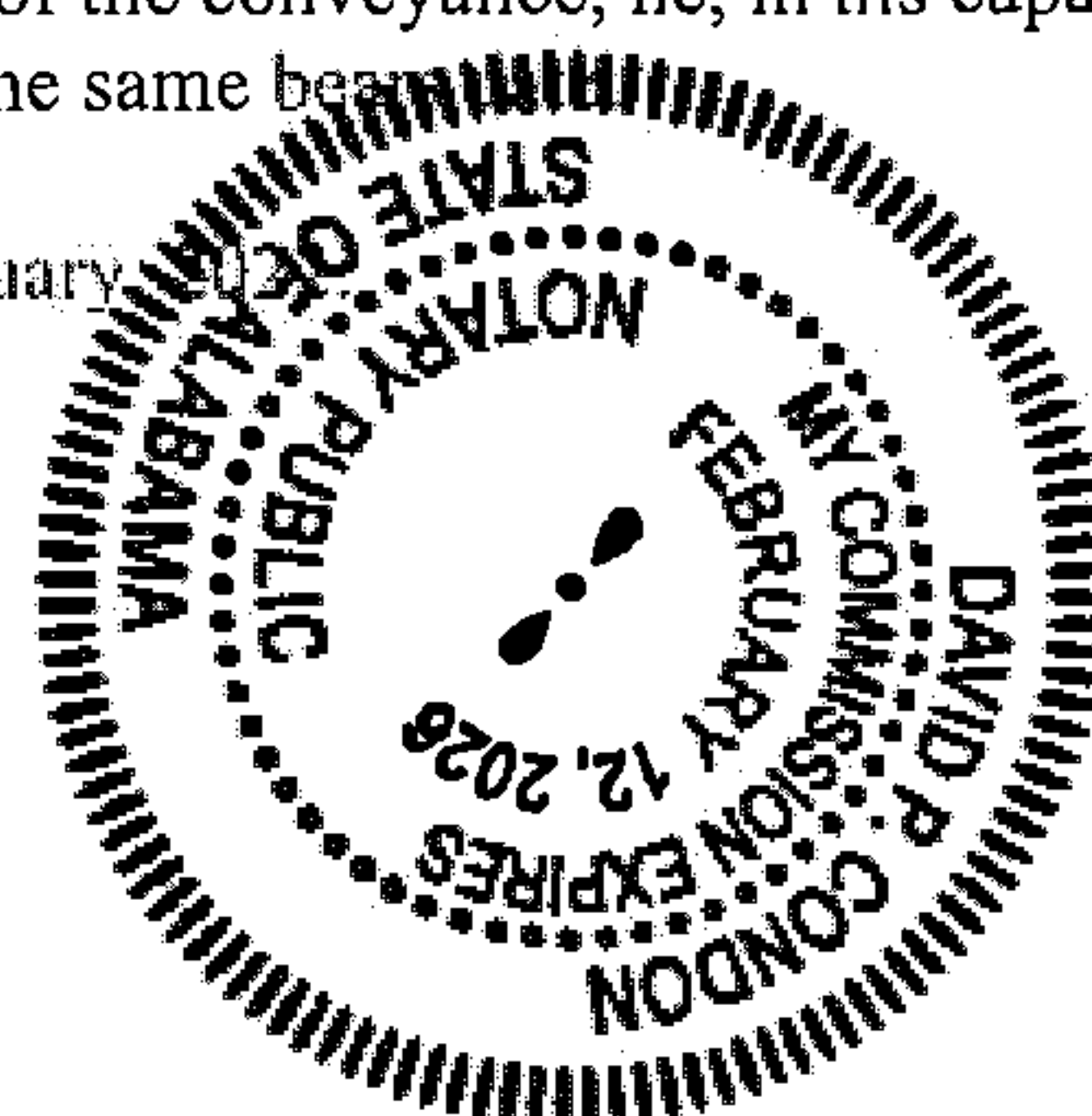
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that J. Wray Pearce as Agent of Pearce, Bevill, Leesburg, Moore, P.C., as Personal Representative of the Estate of Lanny Sterling Vines, deceased, Shelby County, Alabama, Probate Case No. PR-2021-000279 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, in his capacity as Agent of said Personal Representative, executed the same voluntarily on the day the same be

Given under my hand and official seal this 31st day of January, 2022



Notary Public: David P. Condon
My Commission Expires: 02.12.2022



Real Estate Sales Validation Form

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

Grantor's Name Jackie Wray Pearce, Personal Representative of Estate of Lanny Sterling Vines, Probate Case No. PR-2021-000279
Grantor's Name Samuel Wasko, Jr. and Molly McLure Wasko
Mailing Address 1007 Lake Shadow Dr. Hoover, AL 35244
Mailing Address 1007 Lake Shadows Drive Hoover, AL 35244
Property Address 1007 Lake Shadow Dr. Hoover, AL 35244
Date of Sale January 31, 2022
Total Purchase Price \$775,000.00
Actual Value \$
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 Sale
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 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 1-31-22 Print David Condon
Unattested Sign [Signature]

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/02/2022 02:45:42 PM
\$163.00 JOANN
20220202000047710

Alli S. Boyd