

Prepared by:
Jul Ann McLeod, Esq.
McLeod & Associates, LLC
1980 Braddock Drive
Hoover, AL 35226

Send Tax Notice to:
Kayla Garlock & Kristi Garlock
155 Corvette Way, Suite "E"
Montevallo, AL 35115

STATE OF ALABAMA)
) **JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**
COUNTY OF SHELBY) **WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of SIXTY-ONE THOUSAND SIX HUNDRED AND NO/100 DOLLARS (\$61,600.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantor, **THE REALTY STUDIO, LLC, an Alabama limited liability company** (hereinafter referred to as Grantor), the receipt whereof is hereby acknowledged, the Grantor does hereby give, grant, bargain, sell and convey unto the Grantees, **KAYLA GARLOCK and KRISTI GARLOCK** (hereinafter referred to as Grantees), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, their heirs and assigns, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 9E, according to the Map of a Resubdivision of Lot 9C of a Resubdivision of Lot 9B of Mooney Estates, as recorded in Map Book 55, Page 38, in the Probate Office of Shelby County, Alabama.

Subject to rights-of-way, covenants, restrictions, easements, agreements, setback lines, mineral/mining rights, declarations, and riparian rights of record, if any.

Subject to Grantor's reservation of the following water rights of subject property: Grantees agree that no well will be drilled on the property without Grantor's prior approval as to the location and specification of such proposed well. If approved by Grantor, then the depth of the well shall not exceed One Hundred (100) vertical feet from the ground surface. Grantor retains all water rights below that depth. Grantor shall not enter upon the Grantees' property for any purpose other than those herein stated. If Grantor's adjacent property's groundwater is tested and found to be subject to contamination, then Grantor has the right to test Grantees' well location, at Grantor's expense, after written notification to Grantees, to aid in locating the contamination source. All test results shall be provided to the Grantees.

\$61,600.00 of the above-recited consideration is being paid in cash.

The Realty Studio, LLC, and RealtyStudio of Alabama, LLC, are one and the same entity.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular rights, privileges, tenements, appurtenances, and improvements unto the said Grantees, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor, their heirs and assigns forever.

And said Grantor, for said Grantor, its heirs, successors, executors and administrators, covenants with Grantees, and with their heirs and assigns, that Grantor is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, which are not yet due and payable; and that Grantor will, and its heirs, executors and administrators shall, warrant and defend the same to said Grantees, and their heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor has hereunto set its hand and seal this the 11th day of February, 2022.

THE REALTY STUDIO, LLC



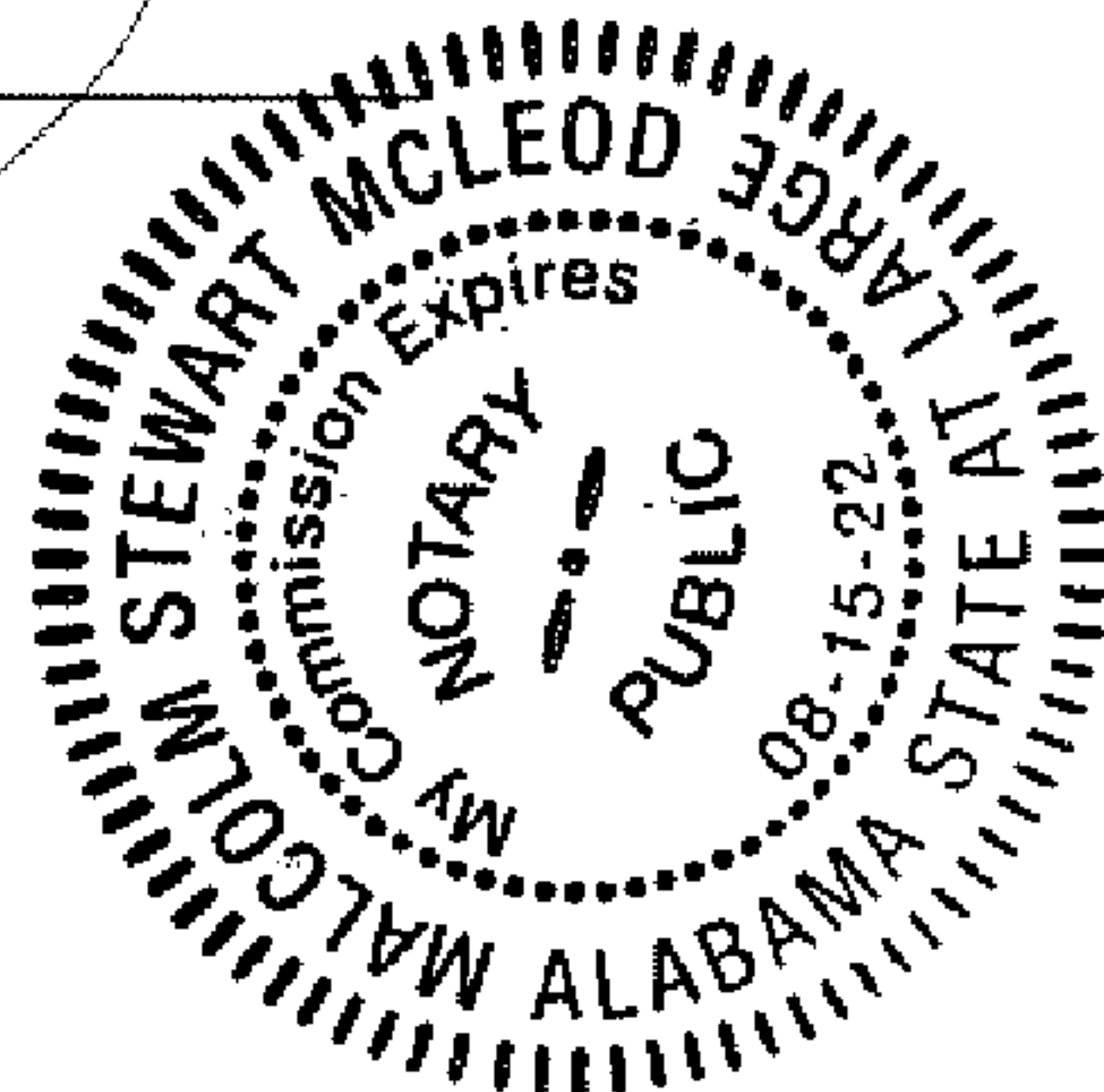
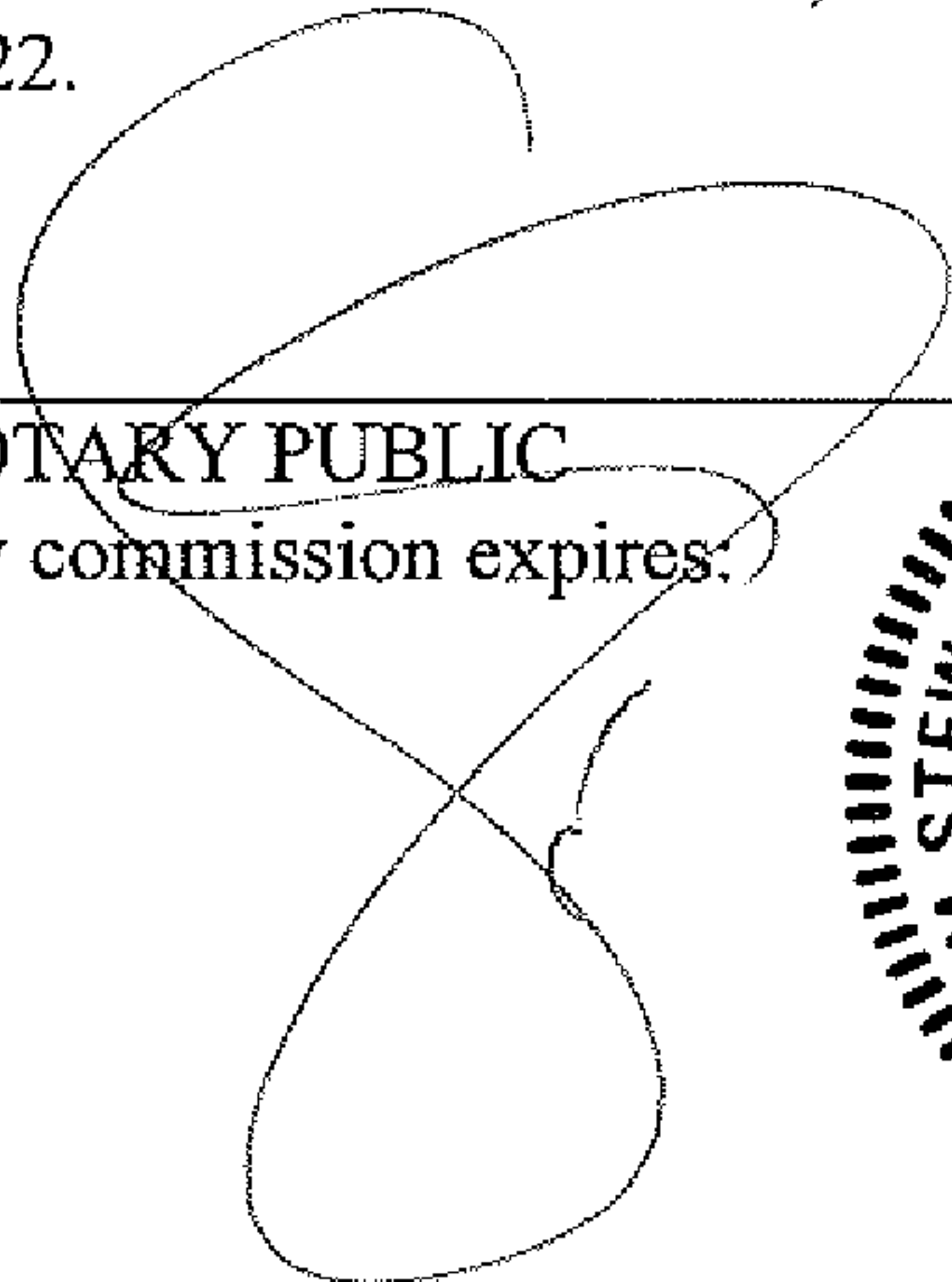
By: **Charles Perryman**
Its: **Managing/Member and Sole Member**

STATE OF ALABAMA)
)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **CHARLES PERRYMAN, as Managing Member and Sole Member of THE REALTY STUDIO, LLC**, 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 instrument, he, as said Managing Member and Sole Member, and with full authority, executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 11th day of February, 2022.

NOTARY PUBLIC
My commission expires:



Real Estate Sales Validation Form

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

Grantor's Name THE REALTY STUDIO, LLC

Mailing Address 1945 HOOVER COURT, STE 226
HOOVER, AL 35226

Property Address 2395 MOONEY RD
COLUMBIANA, AL

Grantee's Name KAYLA GARLOCK and KRISTI GARLOCK

Mailing Address 155 CORVETTE WAY, SUITE "E"
MONTEVALLO, AL 35115

Date of Sale February 11, 2022

Total Purchase Price \$61,600.00

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 Sale Appraisal

Sales Contract 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).

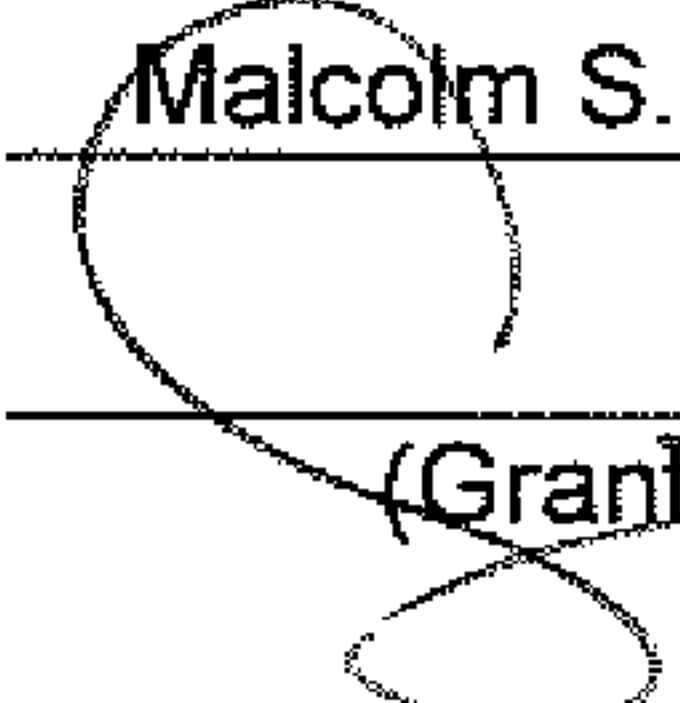
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date February 11, 2022

Print Malcolm S. McLeod

Unattested

(verified by)

Sign 
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 02/18/2022 08:42:42 AM
 \$90.00 CHERRY
 20220218000070180

File 22168

Form RT-1
Alabama 08/2012 LSS

Alvin S. Beyl