

This Instrument Prepared by:
Lynn Campisi
Campisi Law, PC
3016 Pump House Road
Birmingham, AL 35242

Send Tax Notice To:
Mr. and Mrs. Thomas G. McInnis
1433 Tropical Lane
Alabaster, Alabama 35007


20220302000088240 1/3 \$122.50
Shelby Cnty Judge of Probate, AL
03/02/2022 04:19:12 PM FILED/CERT

WARRANTY DEED (Joint with Right of Survivorship)

State of Alabama
COUNTY: Shelby

Know all Men by These Presents, that in consideration of one dollar and other good and valuable consideration to the undersigned GRANTOR, in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, **Thomas G. McInnis**, a married man (herein referred to as grantor), do grant, bargain, sell and convey unto **Thomas G. McInnis and Linda Ann Boudreaux McInnis** (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 46, Block 1, Southwind, 3rd Sector as recorded in Map Volume 7, Page 25, in the office of the Judge of Probate, Shelby County, Alabama

Subject to:

1. Ad valorem taxes for 2022 and subsequent years not yet due and payable until October 1, 2022.
2. Existing covenants and restrictions, easements, building lines and limitations of record.

The above-described property constitutes the homestead of the Grantor and the Grantor's spouse, Linda Ann Boudreaux McInnis.

NO TITLE OPINION GIVEN.

This instrument is prepared without evidence of title condition or survey. There is no representation as to title or matters that might be revealed by survey, inspection or examination of title by the preparer of this instrument.

TO HAVE AND TO HOLD to 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

Shelby County, AL 03/02/2022
State of Alabama
Deed Tax: \$94.50

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.

IN WITNESS WHEREOF, I/We have hereunto set my/our hand(s) and seal(s) this 16th day of December, 2021.

Thomas G. McInnis
Thomas G. McInnis


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General Acknowledgment

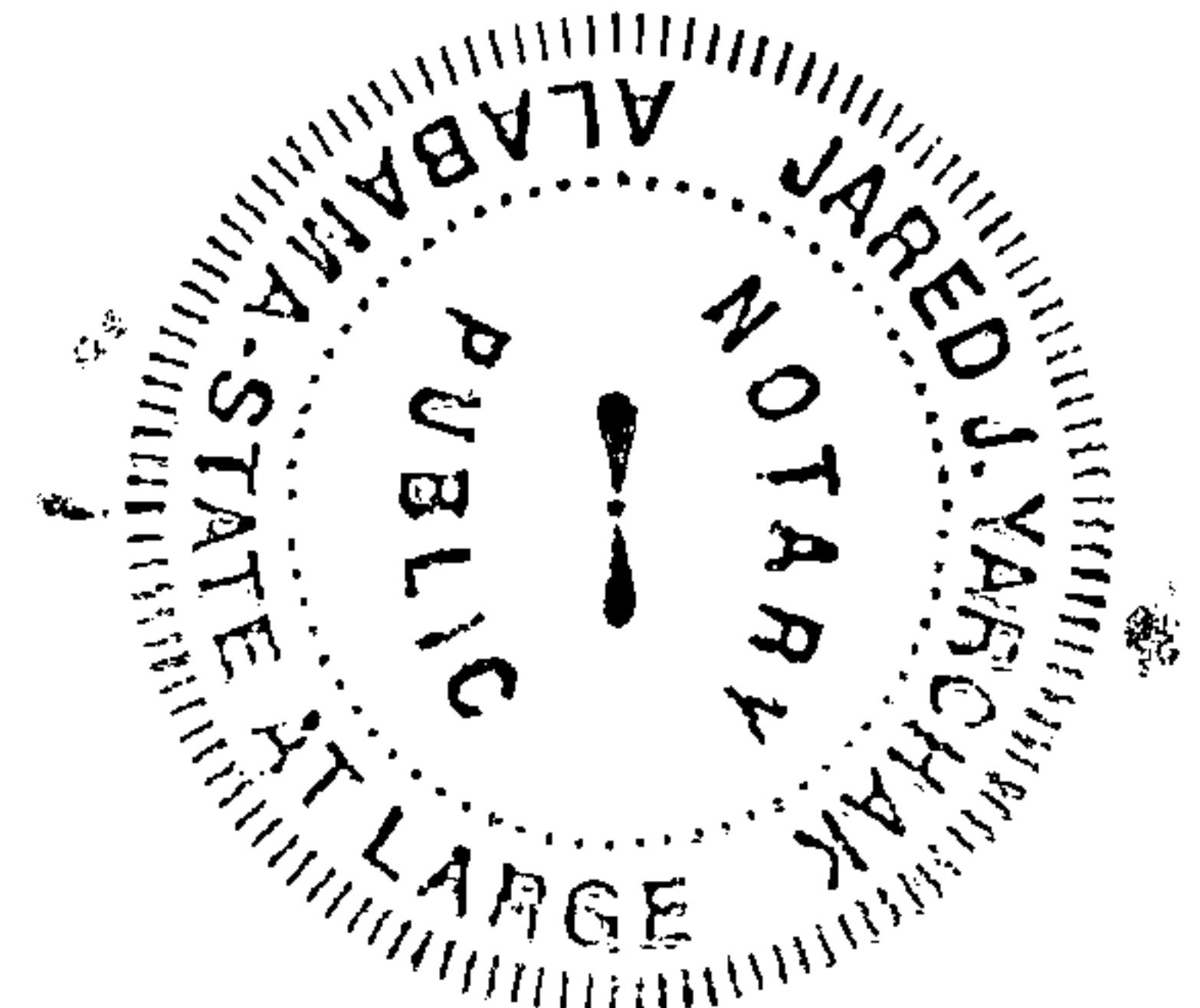
STATE OF ALABAMA)
COUNTY OF Shelby)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **Thomas G. McInnis** 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16th day of December 2021.

Jared J. Yarchak
Notary Public Jared J. Yarchak
My commission expires: December 03, 2022

(SEAL)



Real Estate Sales Validation Form



20220302000088240 3/3 \$122.50
Shelby Cnty Judge of Probate, AL
03/02/2022 04:19:12 PM FILED/CERT

This Document must be filed in accordance with Code of Alabama 1975, S

Grantor's Name Thomas G. McInnis
Mailing Address 1433 Tropical Lane
Alabaster, AL 35007

Grantee's Name Thomas G. McInnis
Mailing Address Linda Ann Boudreaux McInnis
1433 Tropical Lane
Alabaster, AL 35007

Property Address 1433 Tropical Lane
Alabaster, AL 35007

Date of Sale 12-16-2021
Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$188,200.00 ÷ 2 = 94,100

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 Tax Assessor Value
☐ 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 12-16-2021

Print Jennifer Q. Griffin

☐ Unattested

Sign Jennifer Q. Griffin

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1