



**This instrument prepared by:
John T. Natter, Attorney
300 Cahaba Park Circle, Suite 100
Birmingham, Alabama 35242**

Send Tax Notice to:
Joseph Dal Haltiwanger
279 Milgray Lane
Calera, AL 35040

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

WITNESSETH, that, **Sherri Lynn Portera**, Personal Representative, hereinafter referred to as Grantor, under the authority and powers authorized in transactions under Section 43-2-843 Code of Alabama (1975 as amended) and by virtue of the power and authority given in and in accordance with the terms of the Last Will and Testament and Codicil of **JoAnn P. Haltiwanger**, deceased, Shelby County, Alabama, Probate Case No. PR-2021-000972, does grant, bargain, sell and convey unto **Joseph Dal Haltiwanger, Elizabeth Merrill, and Jennifer Brook Chapman**, (hereinafter referred to as Grantees), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 3, according to the map of Southlake Townhomes, as recorded in Map Book 12, page 78, in the Probate Office of Shelby County, Alabama.

JoAnn P. Haltiwanger aka JoAnn Haltiwanger is the surviving grantee of that certain deed recorded in Inst #1995-23855 on 08/29/1995 Shelby County, Al; the other grantee, Dalmous H. Haltiwanger having died in or about 2019.

SUBJECT TO: Any other easements, restrictions, right-of-ways, recordings and encumbrances of record including those cited in Exhibit "A" attached hereto and incorporated herein by reference.

Grantor covenants that neither grantor nor any persons known to grantor has done or suffered anything whereby the premises have been encumbered in any way, except as aforesaid.

TO HAVE AND TO HOLD the premises herein granted unto the grantees, and to their heirs and assigns forever.

IN WITNESS WHEREOF, I, **Sherri Lynn Portera**, as Personal Representative, have hereunto set my hand and seal, this 7th day of March, 2022.

Sherri Lynn Portera PR
Sherri Lynn Portera, as Personal Representative of the
Estate of JoAnn P. Haltiwanger, deceased



20220307000095190 2/4 \$34.00
Shelby Cnty Judge of Probate, AL
03/07/2022 11:56:25 AM FILED/CERT

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that, **Sherri Lynn Portera**, as Personal Representative of the Estate of **JoAnn P. Haltiwanger** deceased, 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, in her capacity as Personal Representative, has executed the same voluntarily, on the day the same bears date.

Given under my hand and official seal this 7th day of March, 2022.



NOTARY PUBLIC
My Commission Expires: 1-19-23



EXHIBIT "A"



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Public easements as shown by recorded plat, including 5 feet on the rear and 15 feet on the Southerly sides of lot .

Restrictions, covenants and conditions as set out in instrument(s) recorded in Real 160 page 495 in Probate Office.

Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed 129 page 572 in Probate Office.

Agreement with Alabama Power Company as to underground cables recorded in Real 204 page 964 and covenants pertaining thereto recorded in Real 204 page 656 in Probate Office.

Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed 127 page 140 and Deed 4 page 542 in Probate Office.

Rights of riparian owners in and to the use of Rutherford Lake.

Rights of owners of property adjoining property in and to the joint or common rights in building situated on said lots, such rights include but are not limited to roof, foundation, party walls, walkway and entrance.

Restrictions for Lane Use recorded in Real 160 page 492 in Probate Office.

Declaration of Covenants, Conditions, Restrictions and Easements for Southlake Townhomes, a Townhome Association recorded in Real 199 page 367; Articles of Incorporation of Southlake Townhomes Owners Association, Inc. recorded in Corp. Book 36 page 747 and By-Laws relating thereto as recorded in Real 199 page 389; and Map Book 12 page 78 in the Probate Office of Shelby County, Alabama.

Real Estate Sales Validation Form

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

Grantor's Name Sharon Lynn Pastera
Mailing Address 14890 Hwy 61
Walsworth, NE
25588 35186

Grantee's Name Joseph M. L. Tanager
Mailing Address 275 McGray Lane
CALENA, DE 35640

Property Address 4510 Lakeview Dr
Hoover, AL
36452

Date of Sale 3/9/22
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 182,150

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 *WJL*

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 3/2/55

Print John E. NATIER

Unattested

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20220307000095190 4/4 \$34.00
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