

This instrument was prepared by  
Scott Thornley  
Maddox, Thornley & Sanders  
318 19th Street, West  
Jasper, Alabama 35501

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

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STATE OF ALABAMA     )  
COUNTY OF SHELBY    ) **KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of Ten Dollars and other good and valuable considerations to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I, **Samuel R. Love, a single man** (herein referred to as grantors) do grant, bargain, sell and convey unto **Samuel R. Love, a single man and mother, Kathy Love, a married woman** (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Unit 321, according to the Survey of Cambrian Wood Condominium as recorded at Map Book 6 page 62, in the Probate Office of Shelby County, Alabama, established by Declaration of Condominium, By-Laws and Amendments thereto as recorded at Misc. Book 12 page 87, in the Probate Office of Shelby County, Alabama, and amended by Misc. Book 13 page 2 and Misc. Book 13 page 4 and page 344 in said Probate Office, together with an undivided interest in the common elements as set forth in said declaration, being situated in Shelby County, Alabama.

Pursuant to *Code of Alabama 1975 Section 40-22-1*, a Real Estate Validation Form Exhibit is attached hereto.

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 do for myself and for my heirs, executors and administrators covenant with the said GRANTEES, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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.

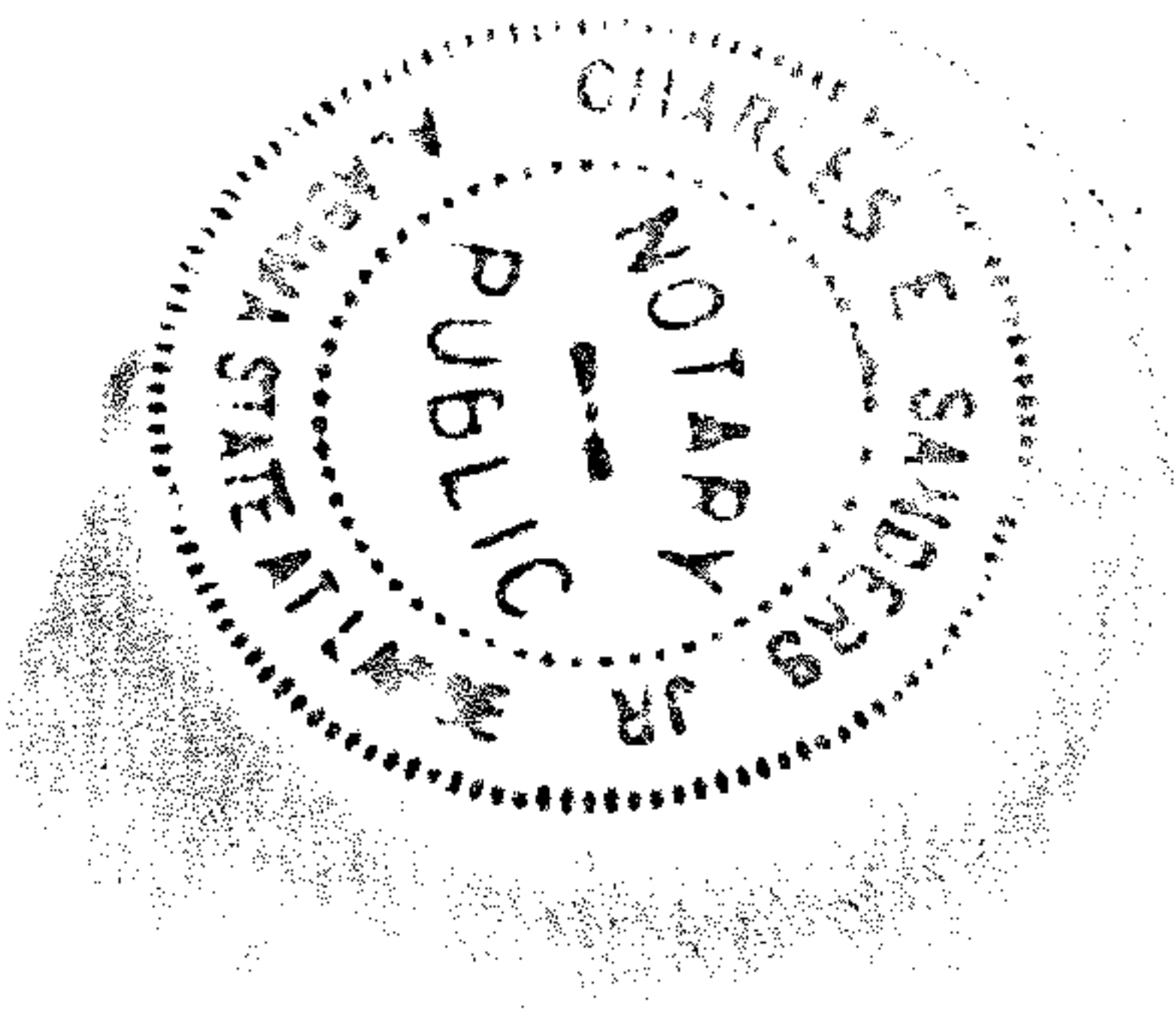
IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 8th day of March, 2022.

Samuel R. Love (Seal)  
SAMUEL R. LOVE

STATE OF Alabama )  
COUNTY OF Walker )

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that **Samuel R. Love** 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8th day of March, 2022.



Charles E. Sanders, Jr.  
NOTARY PUBLIC  
My Commission Expires: 7/30/25

REAL ESTATE SALES VALIDATION ATTESTATION

Seller/Grantor

Buyer/Grantee/Send Tax Notice To

Name: Samuel R. Love

Name: Samuel R. Love  
Kathy Love

Mailing Address: 321 Heath Dr.  
Birmingham, AL 35242

Mailing Address: 321 Heath Dr.  
Birmingham, AL 35242

Property Address: 321 Heath Dr.  
(if available) Birmingham, AL 35242

Date of Sale: \_\_\_\_\_

Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
03/15/2022 10:34:13 AM  
\$168.00 JOANN  
20220315000106420

Total Purchase Price \$ \_\_\_\_\_

or

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

or

Assessor's Market Value \$ 139,800.00

Allie S. Byrd

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one)

\_\_\_\_\_ Bill of Sale  
\_\_\_\_\_ Sales Contract  
 Closing Statement  
\_\_\_\_\_ Appraisal

Tax Assessor's Current  
Market Value  
\_\_\_\_\_ Other \_\_\_\_\_

This Exhibit is attached to the foregoing instrument pursuant to Code of Alabama 1975, §40-22-1.

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: March 8, 2022

Print: Ed Sanders

Circle One: (Grantor/Grantee/Owner/Agent)

Sign: [Signature]

