

SEND TAX NOTICE TO:

Terry Riney and Carol Ann Riney
333 Camp Forrest Trail
Helena, AL 35080

This instrument prepared by:

S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of One and 00/100 Dollars (\$1.00), and other good and valuable consideration, in hand paid to the undersigned, **Carol Ann Riney and Terry Riney, Husband and Wife**, whose address is 333 Camp Forrest Trail, Helena, AL 35080 (hereinafter "Grantor", whether one or more), by **Terry Riney and Carol Ann Riney**, whose address is 333 Camp Forrest Trail, Helena, AL 35080 (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee **Terry Riney and Carol Ann Riney, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, **the address of which is 333 Camp Forrest Trail, Helena, AL 35080 to-wit:**

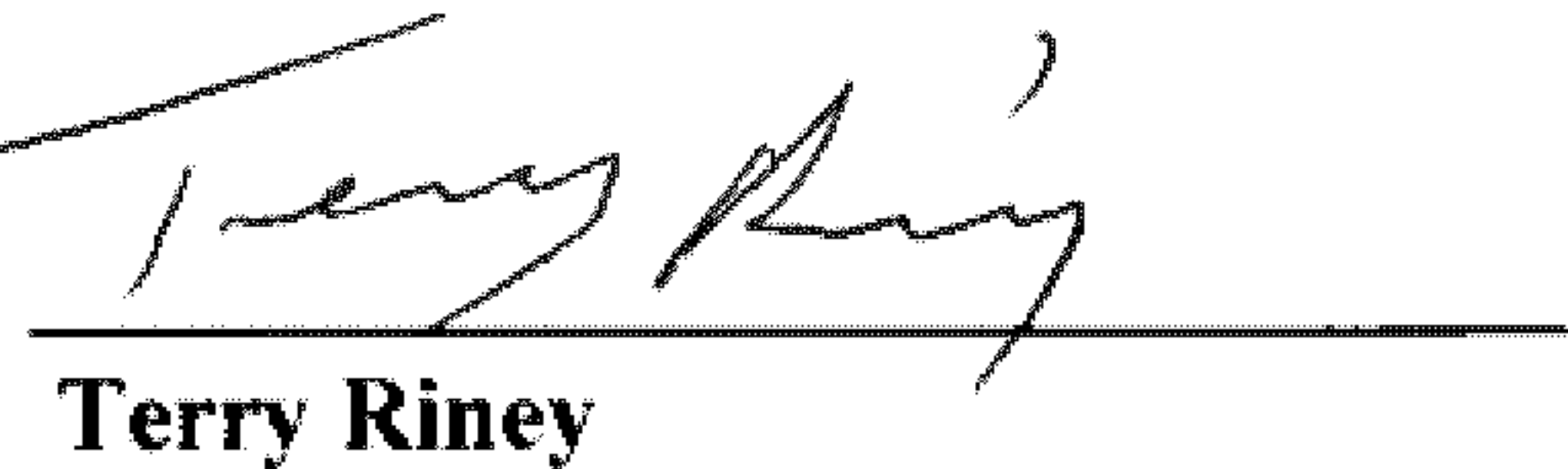
Lot 775, according to the Survey of Riverwoods, 7th Sector, Phase II, as recorded in Map Book 36, Page 102, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 15th day of April, 2022.



Carol Ann Riney

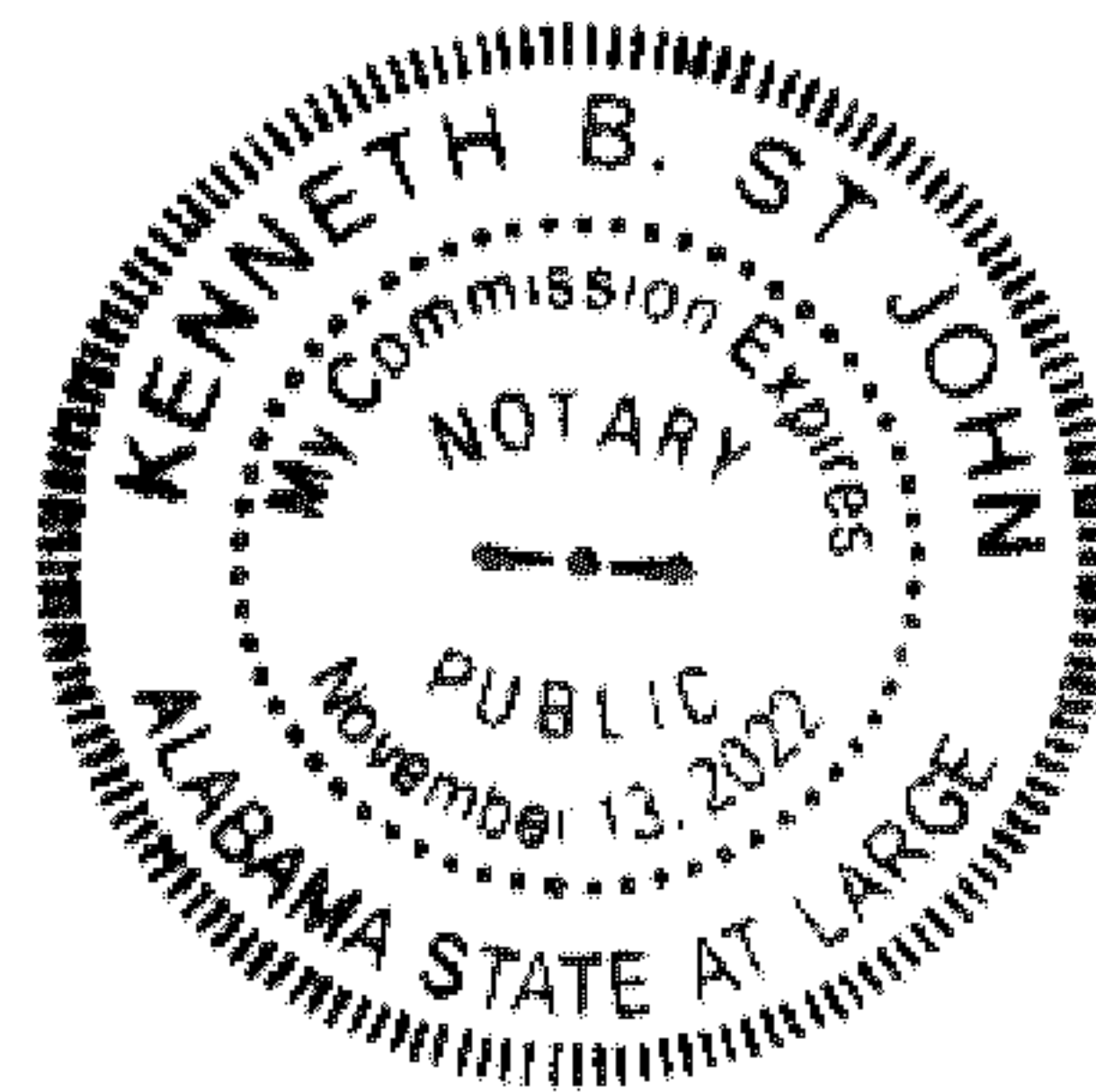

Terry Riney

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that, **Carol Ann Riney and Terry Riney**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15th day of April, 2022.


Notary Public
Print Name: **Kenneth B. St. John**
My Commission Expires: **11/13/2022**



Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Carol Ann Riney and
 Mailing Address Terry Riney
333 Camp Forrest Trail
Helena, AL 35080

Grantee's Name Terry Riney and
 Mailing Address Carol Ann Riney
333 Camp Forrest Trail
Helena, AL 35080

Property Address 333 Camp Forrest Trail
Helena, AL 35080

Date of Sale 04/15/2022
 Total Purchase Price \$ _____
 or
 Actual Value \$ _____
 or

Assessor's Market Value \$ 446,070.00 (1/2 value = \$223,035.00)

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 1/2 Assessor's value under Parcel #

13-2-09-0-002-025.000

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 04/15/2022

Print Hyland Wehunt

Unattested _____

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/20/2022 09:59:47 AM
\$251.50 CHARITY
20220420000161830

Allen S. Bayl