

20220425000169060
04/25/2022 02:18:06 PM
DEEDS 1/2

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTOR.

This Instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:

Wesley A. Higgins
261 Kinross Circle
Pelham, AL 35124

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **FIVE THOUSAND DOLLARS AND NO CENTS (\$5,000.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, we, **Andrew L. Pontius, III and Tara F. Pontius, husband and wife (herein referred to as Grantors)** grant, bargain, sell and convey unto **Wesley A. Higgins and Vita Padalino (herein referred to as Grantees)**, the following described real estate, situated in: **SHELBY** County, Alabama, to-wit:

Commence at the NW Corner of Section 23, Township 21 South, Range 1 East, Shelby County, Alabama; thence S00°01'53"E a distance of 254.33' to the POINT OF BEGINNING; thence continue S00°01'53"E a distance of 79.75'; thence S80°29'14"W a distance of 168.51'; thence S80°29'14"W a distance of 80.96'; thence N60°56'45"E a distance of 241.73'; thence N84°05'42"E a distance of 34.88' to the POINT OF BEGINNING.

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2022.
2. Easements, restrictions, rights of way, and permits of record

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 (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 22nd day of April, 2022.

Andrew L. Pontius, III
Andrew L. Pontius, III

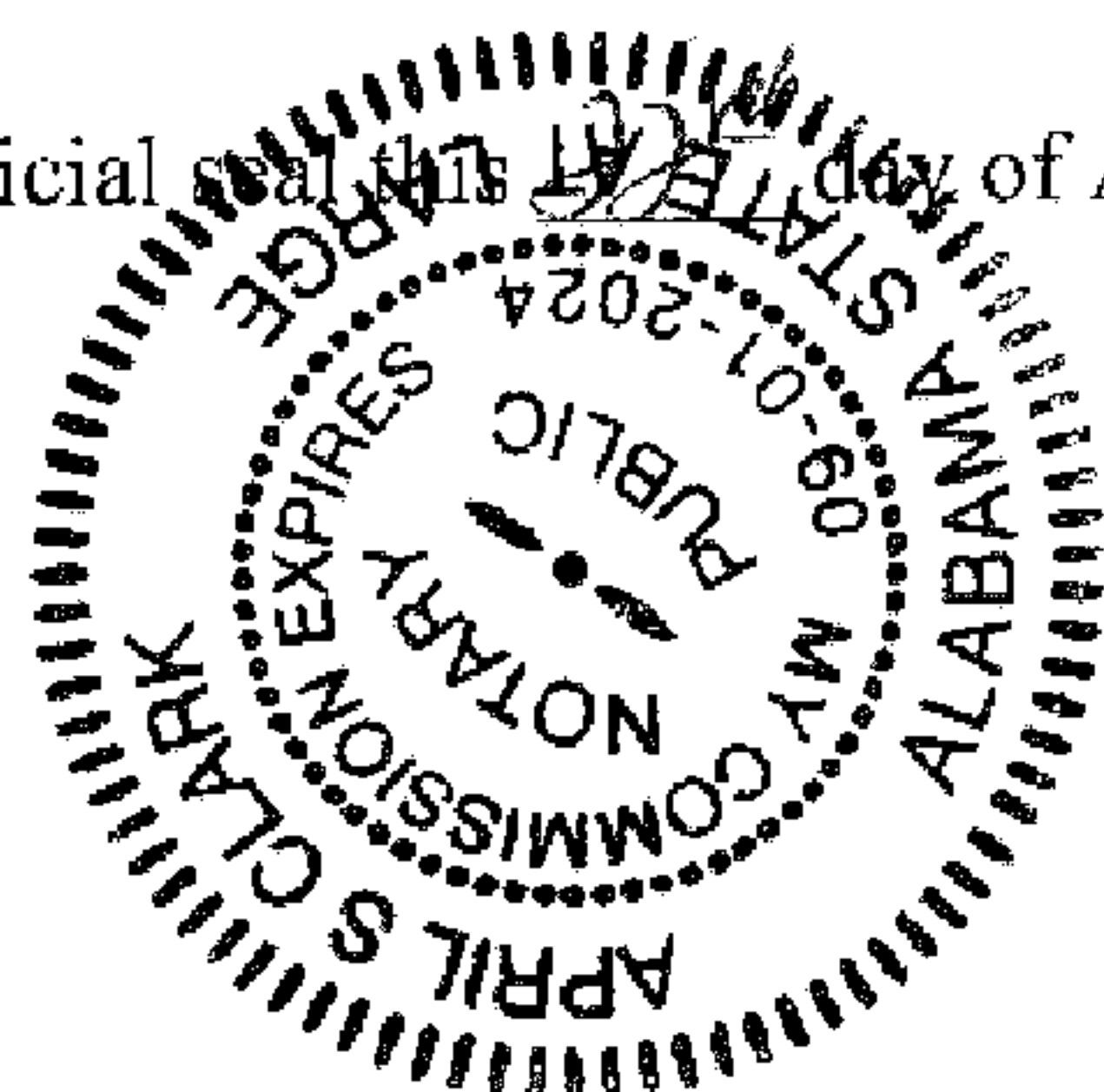
Tara F. Pontius
Tara F. Pontius

Tara F. Pontius AIF
By Tara F. Pontius as Attorney in Fact

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **Tara F. Pontius as Attorney in Fact for Andrew L. Pontius, III and Tara F. Pontius**, 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 22nd day of April 2022.



April Clark
Notary Public
My Commission Expires: 9-1-2024

Real Estate Sales Validation Form

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

Grantor's Name Tara Pontius
 Mailing Address 85 Lake Forest Ln
Wilsonville AL
35186

Grantee's Name Wesley A. Higgins
 Mailing Address 261 Kinross Cir
Pelham AL 35124

Property Address Vacant land
Lake Forest Lane
Wilsonville, AL 35186

Date of Sale _____
 Total Purchase Price \$ 5,000.00
 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
☒ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 04/25/2022 02:18:06 PM
 \$30.00 JOANN
 20220425000169060

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Allen S. Byrd

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 _____

Print Tara F. Pontius

Unattested _____

(verified by)

Sign Tara F. Pontius

(Grantor/Grantee/Owner/Agent) circle one