

**This instrument prepared by:**  
Michael Galloway  
3500 Blue Lake Drive, Suite 320  
Birmingham, AL 35223

**SEND TAX NOTICE TO:**  
Christian Wayne Jantz and Abbie Caroline  
Dean  
446 12th Street SW  
Alabaster, AL 35007

**WARRANTY DEED**

**STATE OF ALABAMA** )  
 )  
**SHELBY COUNTY** )

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of the sum of Two Hundred Thousand And No/100 Dollars (\$200,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Cecil Barton Harrell, a married person (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Christian Wayne Jantz and Abbie Caroline Dean (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

Lot 17, in Sector Two of Fall Acres Subdivision, in Map Book 5, Page 16, situated in and being a part of the SE 1/4 of the NE 1/4 of Section 3, Township 21 South, Range 3 West, 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.

Rebecca Lippeatt, who reserved a life estate in that certain deed recorded in Inst # 20160209000041470 in the Office of the Judge of Probate of Shelby County, Alabama is deceased, having died on or around January 21, 2022.

The property herein conveyed does not constitute the homestead of the Grantor nor that of his spouse.

Subject to a third party mortgage in the amount of \$180,000.00 executed and recorded simultaneously herewith.

**TO HAVE AND TO HOLD** unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy 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.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, 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 a 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 Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on this 27<sup>th</sup> day of April, 20 22.

Cecil Barton Harrell  
Cecil Barton Harrell

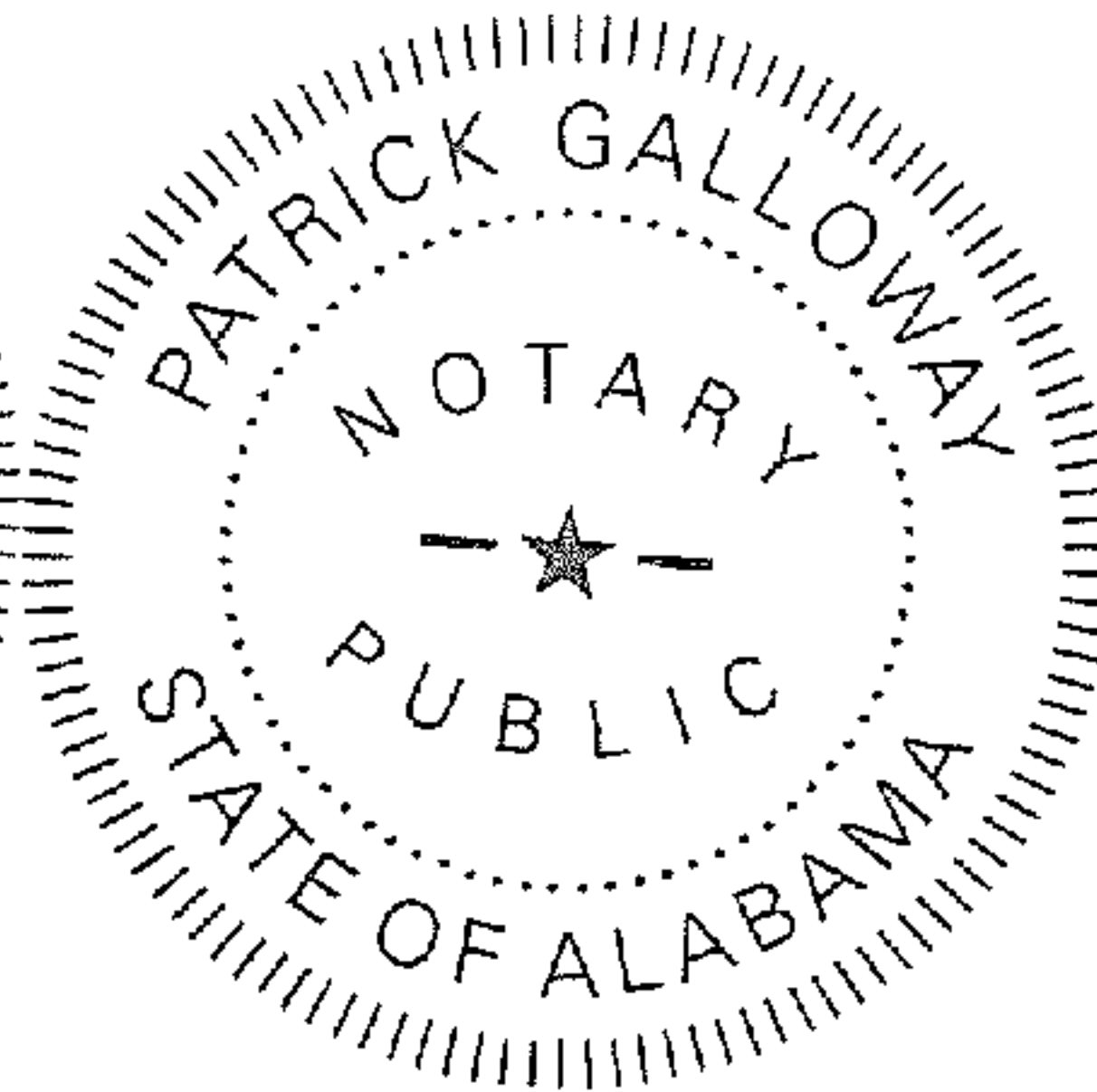
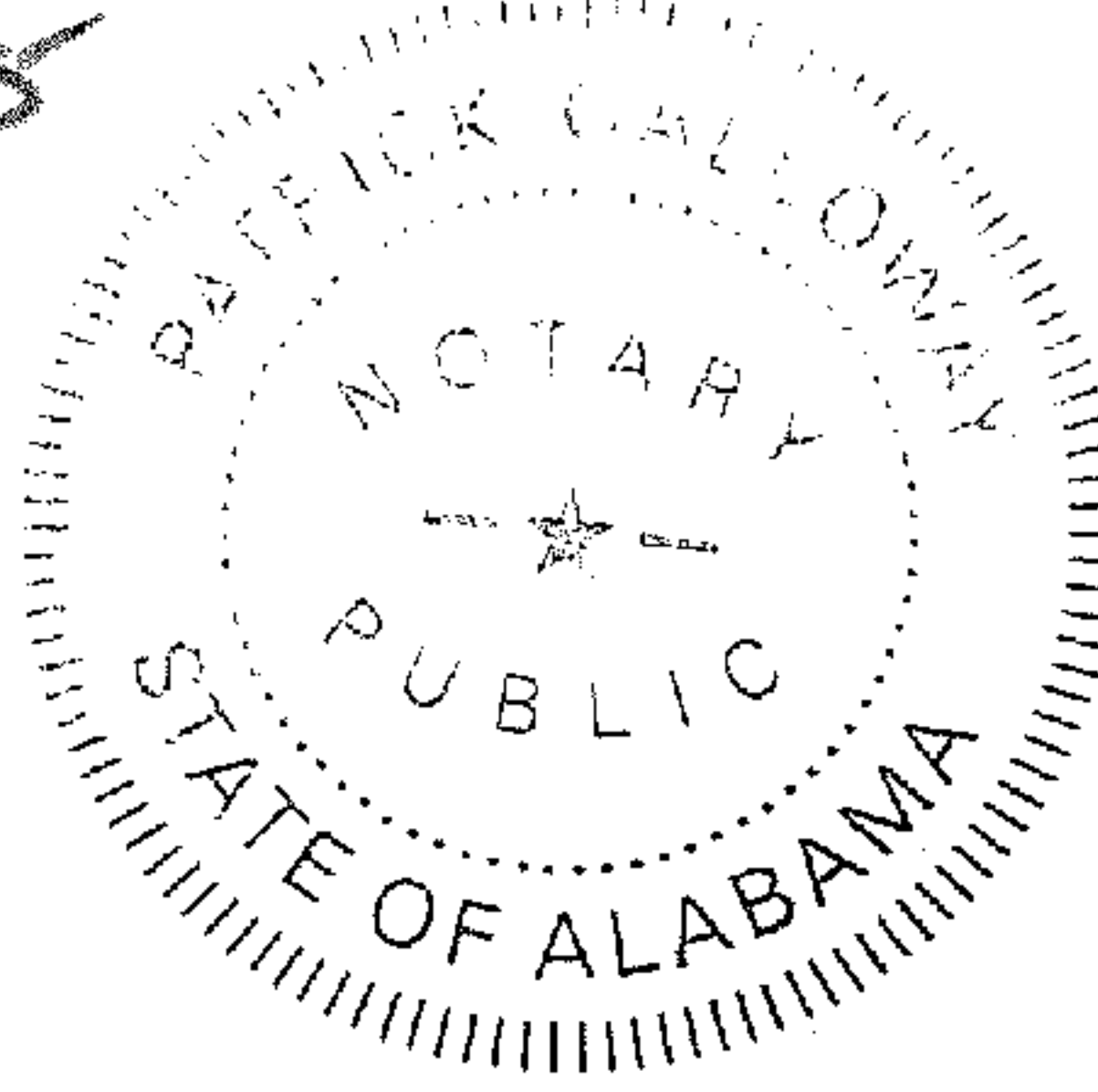
STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Cecil Barton Harrell whose name(s) is(are) signed to the foregoing conveyance, and who is(are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 27<sup>th</sup> day of April, 20 22.

Patrick Galloway  
Notary Public

My commission expires: 10-4-2025



**Real Estate Sales Validation Form**

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

Grantor's Name Cecil Barton Harrell

Grantee's Name Christian Wayne Jantz and Abbie  
Caroline DeanMailing Address 438 Sycamore Green  
Helen, AL 35022

Mailing Address \_\_\_\_\_

Property Address 446 12th Street SW  
Alabaster, AL 35007

Date of Sale April 27, 2022

Total Purchase Price \$200,000.00

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☐ Appraisal☐ Sales Contract☐ Other: \_\_\_\_\_☒ Closing StatementIf 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 - Cecil Barton Harrell, , .

Grantee's name and mailing address - Christian Wayne Jantz and Abbie Caroline Dean, , .

Property address - 446 12th Street SW, Alabaster, AL 35007

Date of Sale - April 27, 2022.

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: April 27, 2022

Sign

  
Agent**Filed and Recorded****Official Public Records****Judge of Probate, Shelby County Alabama, County****Clerk****Shelby County, AL****05/02/2022 09:12:56 AM****\$48.00 CHERRY****20220502000177240**