

This instrument was prepared by:
(Name) Joseph E. Walden, Attorney at Law
(Address) P.O. Box 1610
Alabaster, AL 35007

Send Tax Notice to:
(Name) Janice R. Leverette
(Address) 135 Widgeon Dr.
Alabaster, AL 35007

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten Thousand and No/100s (\$10,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, Janice R. Leverette, an unmarried woman

(herein referred to as grantors) do grant, bargain, sell and convey unto

Janice R. Leverette and Rhakita C. Leverette

(herein referred to as GRANTEES), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate situated in SHELBY County, Alabama to-wit:

Lot 14, according to the Resurvey of Lots 1-24 and 27-39, The Grove, as recorded in Map Book 36, Page 97, in the Probate Office of Shelby County, Alabama.

This Deed prepared without benefit title abstract or examination and grantees and grantors request.
This Deed prepared without benefit of a survey at grantees and grantors request.
This Deed is executed for the purpose of creating a Joint Survivorship Deed between Janice R. Leverette and Rhakita C. Leverette.
Janice R. Leverette is the sole surviving grantee of that certain deed from Thompson Construction & Investments, Inc. to Enrique L. Lange and Janice R. Leverette which was executed on the 8th day of June, 2006, and recorded as Instrument Number 20060616000289030 on June 16, 2006, Enrique L. Lang having died on the 3rd day of March, 2022.

Subject to easements, restrictions, rights of way, liens and encumbrances of record.
Subject to applicable zoning and subdivision regulations, if any.
Subject to mineral and mining rights, if any.
Subject to all taxes for 2022 and subsequent years which are a lien not yet payable.

TO HAVE AND TO HOLD, To the said GRANTEES, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever.

And I(we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEE, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have 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 grantee, his, her or their heirs and assigns, or its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 2nd day of May, 2022.

WITNESS

Janice R. Leverette (Seal) _____ (Seal)
Janice R. Leverette

Shelby County, AL 05/04/2022
State of Alabama
Deed Tax: \$184.00

STATE OF ALABAMA
SHELBY COUNTY

I, Joseph E. Walden, a Notary Public in and for said County, in said State, hereby certify that Janice R. Leverette, 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 and with full authority she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of May, 2022.

Notary Public

My Commission Expires
JOSEPH E. WALDEN
Notary Public, Alabama State At Large
My Commission Expires June 29, 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 Janice R. Leverette
Mailing Address 135 Widgeon Dr.
Alabaster, AL 35007

Grantee's Name Janice R. Leverette
Mailing Address 135 Widgeon Dr.
Alabaster, AL 35007

Property Address 135 Widgeon Dr.
Alabaster, AL 35007

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 121,850.00

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

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 5/4/20

Print Janice R. Leverette

Sign _____

(Grantor/Grantee/Owner/Agent) circle one

Unattested



20220504000182740 2/2 \$209.00
Shelby Cnty Judge of Probate, AL
05/04/2022 11:53:55 AM FILED/CERT

Form RT-1