

This Instrument Prepared by:
Kim McConnell
2233 2nd Avenue North
Birmingham, AL 35203

Send Tax Notice To:
Warren & Stacey Pruitt
421 35th Ave NE
Center Point, AL 35215

WARRANTY DEED (Joint with Right of Survivorship)

State of Alabama
Shelby County

Know all Men by These Presents, that in consideration of one dollar and other good and valuable consideration to the undersigned GRANTOR, in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, Timothy Russell Taylor, a married man (herein referred to as grantor), does grant, bargain, sell and convey unto Warren Pruitt and Stacey Pruitt (herein referred to as grantees) as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 1 according to the Taylor Family Subdivision at Parkview as recorded in Map Book 54, Page 81 in the Probate Office of Shelby County, Alabama.

\$206,175.00 of the consideration for subject property is being paid from a purchase money mortgage recorded simultaneously herewith

The above described property is vacant and not the homestead of the grantor or his spouse

TO HAVE AND TO HOLD to 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, that 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, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/We have hereunto set my/our hand(s) and seal(s) this
10th day of May, 2022.

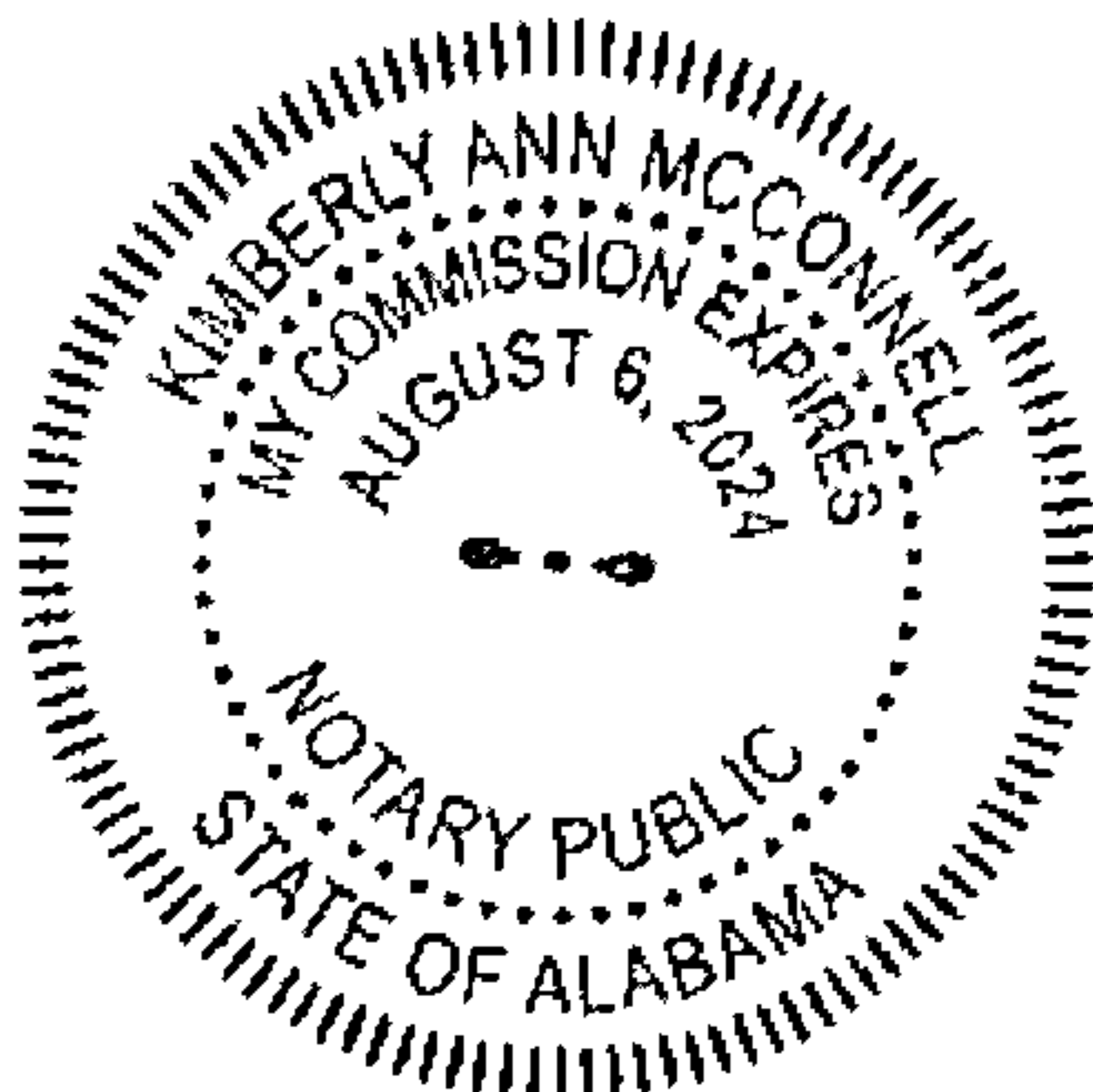

Timothy Russell Taylor

General Acknowledgment

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Timothy Russell Taylor, 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 10th day of May 2022.




Notary Public

My commission expires: 8/6/24

(SEAL)

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

Grantor's Name Timothy Russell Taylor
 Mailing Address 52 Red Oak Road
Helena, AL 35080

Grantee's Name Warren Pruitt and Stacey Pruitt
 Mailing Address 421 35th Ave NE
Center Point, AL 35215

Property Address 175 Big Pine Drive
Helena, AL 35080

Date of Sale May 10, 2022
 Total Purchase Price \$274,900.00

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

☐ Appraisal
☐ Other:

☐ Closing Statement

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 _____

Print Kim McConnell

☐ Unattested

(verified by)

Sign

[Signature]

(Grantor/Grantee/ Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 05/10/2022 03:46:56 PM
 \$97.00 CHERRY
 20220510000192370

Allen S. Bayl

Form RT-1