

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

SEND TAX NOTICE TO:
Margaret Whaley and Steven Tackett
129 Crisfield Circle
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 Thirty Thousand And No/100 Dollars (\$230,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Jessica Jai Sharer, unmarried (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Margaret Whaley and Steven Tackett and Tamberly Robertson Tackett (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 11, Chesapeake Subdivision, according to the plat thereof, recorded in Map Book 37, Page 123, as recorded in the Office of the Judge of Probate 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.

Subject to a third party mortgage in the amount of \$130,000.00 executed and recorded simultaneously herewith.**THIS IS A PURCHASE MONEY MORTGAGE. THE ENTIRE PROCEEDS OF THE LOAN ARE BEING APPLIED TO THE PURCHASE PRICE OF THE HEREIN DESCRIBED REAL PROPERTY BEING CONVEY 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 31ST day of May, 2022.

Jessica Jai Sharer
Jessica Jai Sharer

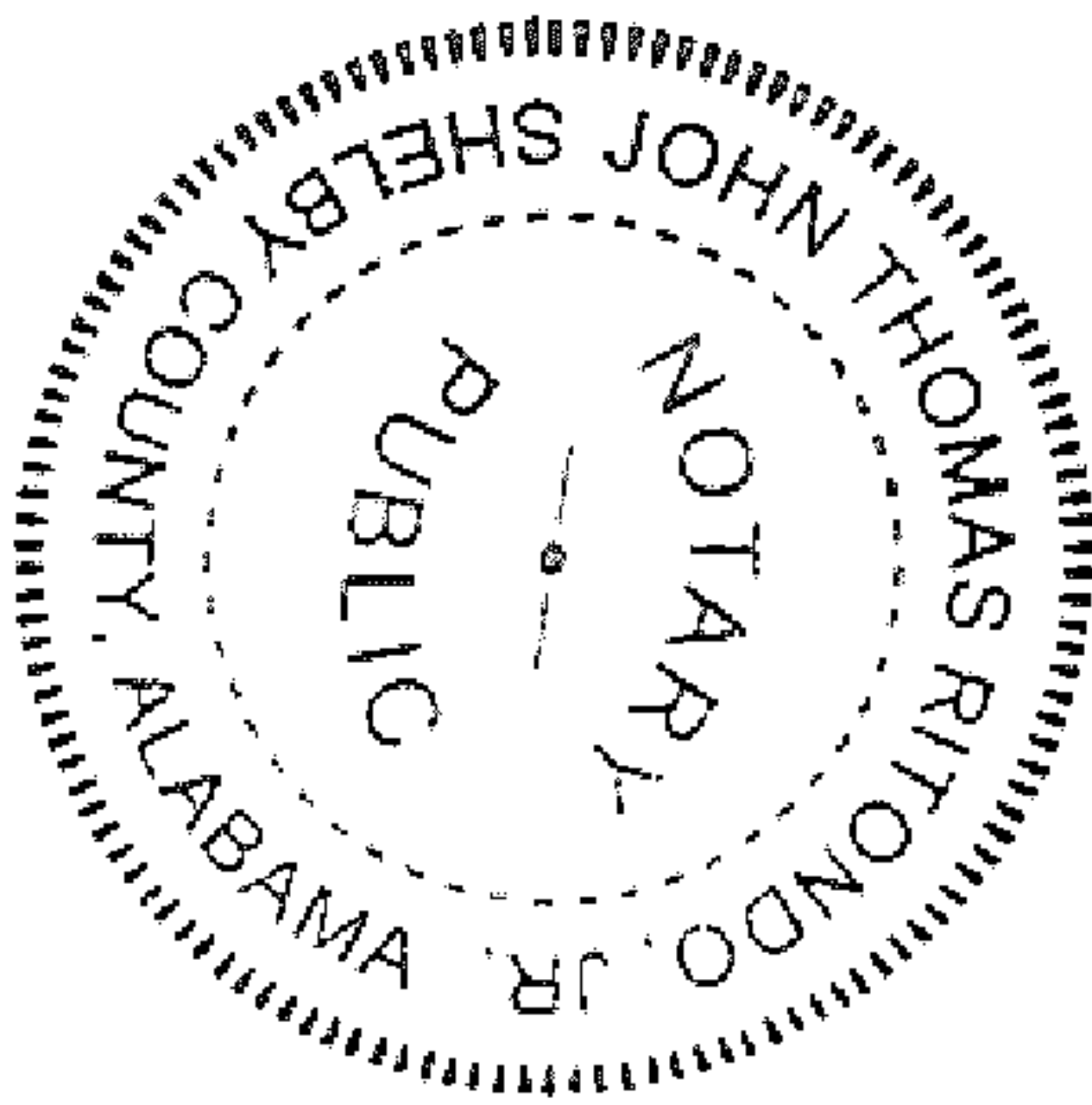
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jessica Jai Sharer 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 31ST day of May, 2022.

[Signature]
Notary Public

My commission expires:



John Thomas Ritondo, Jr.
Notary Public, Alabama State at Large
My Commission Expires August 29, 2023

Real Estate Sales Validation Form

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

Grantor's Name Jessica Jai Sharer
 Mailing Address 129 Crisfield Circle
 Alabaster, AL 35007

Property Address 129 Crisfield Circle
 Alabaster, AL 35007

Grantee's Name Margaret Whaley and Steven Tackett
 and Tamberly Robertson Tackett
 Mailing Address 129 Crisfield Circle
 Alabaster, AL 35007

Date of Sale May 31, 2022

Total Purchase Price \$230,000.00

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:

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 - Jessica Jai Sharer, 129 Crisfield Circle, Alabaster, AL 35007.

Grantee's name and mailing address - Margaret Whaley and Steven Tackett and Tamberly Robertson Tackett,
 129 Crisfield Circle, Alabaster, AL 35007.

Property address - 129 Crisfield Circle, Alabaster, AL 35007

Date of Sale - May 31, 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.

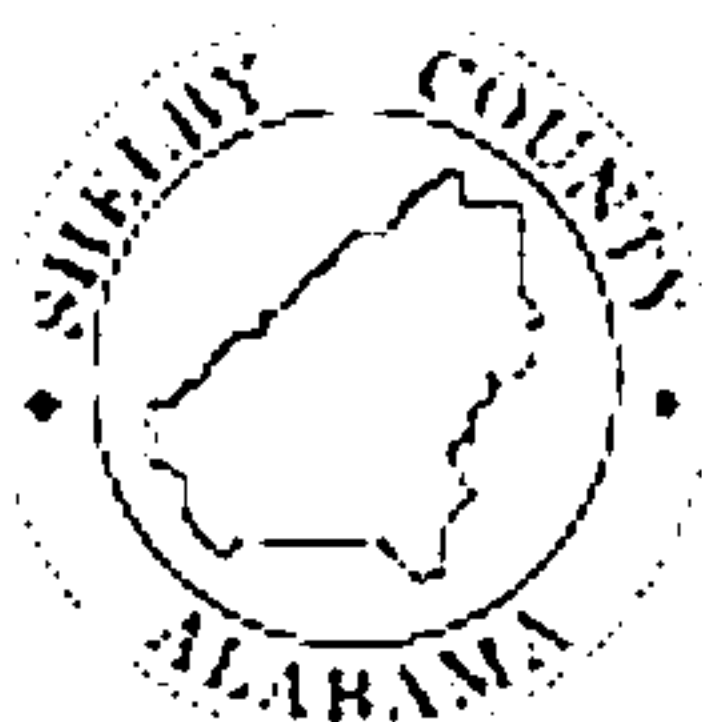
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding
 current use valuation, of the property as determined by the local official charged with the responsibility of valuing
 property for property tax purposes will be used and the taxpayer will 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: May 31, 2022

Sign

Agent



Filed and Recorded

Official Public Records

Judge of Probate, Shelby County Alabama, County

Clerk

Shelby County, AL

06/01/2022 12:06:40 PM

\$129.00 JOANN

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Allen S. Bayl