

This instrument prepared by:

Anthony D. Snable, Attorney
SNABLE LAW FIRM, LLC
2737 Highland Avenue South
Birmingham, AL 35205

Send Tax Notices to:

Joseph D. King
Bobbie Rae King
2001 Shadow Oaks Circle
Wilsonville, AL 35186

WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS

JEFFERSON COUNTY)

That in consideration of One Hundred Eighty Five Thousand and No/100 Dollars (\$185,000.00 to the undersigned Grantor(s), Avey Jane Lute and Daniel Lute, Wife and Husband, (herein referred to as Grantor(s)) in hand paid by the Grantees herein, the receipt and sufficiency of which is hereby acknowledged, the said Grantor(s) do(es) by these presents, grant, bargain, sell and convey unto the said Joseph D. King and Bobbie Rae King, (herein referred to as Grantee(s)) as joint tenants with rights of survivorship, and upon the death of either of them, then unto the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

LOT 90, ACCORDING TO THE FINAL PLAT OF STONECREEK, PHASE I, AS RECORDED IN MAP BOOK 32, PAGE 92, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Subject to:

1. Ad valorem taxes for the current tax year, 2022.
2. Easements, restrictions, conditions and reservations of record, if any.

\$125,000.00 of the purchase price recited above was paid by mortgage loan closed simultaneously herewith.

AVEY JANE LUTE AND AVEY JANE EASTERLING ARE ONE AND THE SAME PERSON:


TO HAVE AND TO HOLD, to 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 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, do for myself and for my heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said Grantee(s), their heirs, successors 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 31 day of May, 2022.

 (SEAL)
Avey Jane Lute

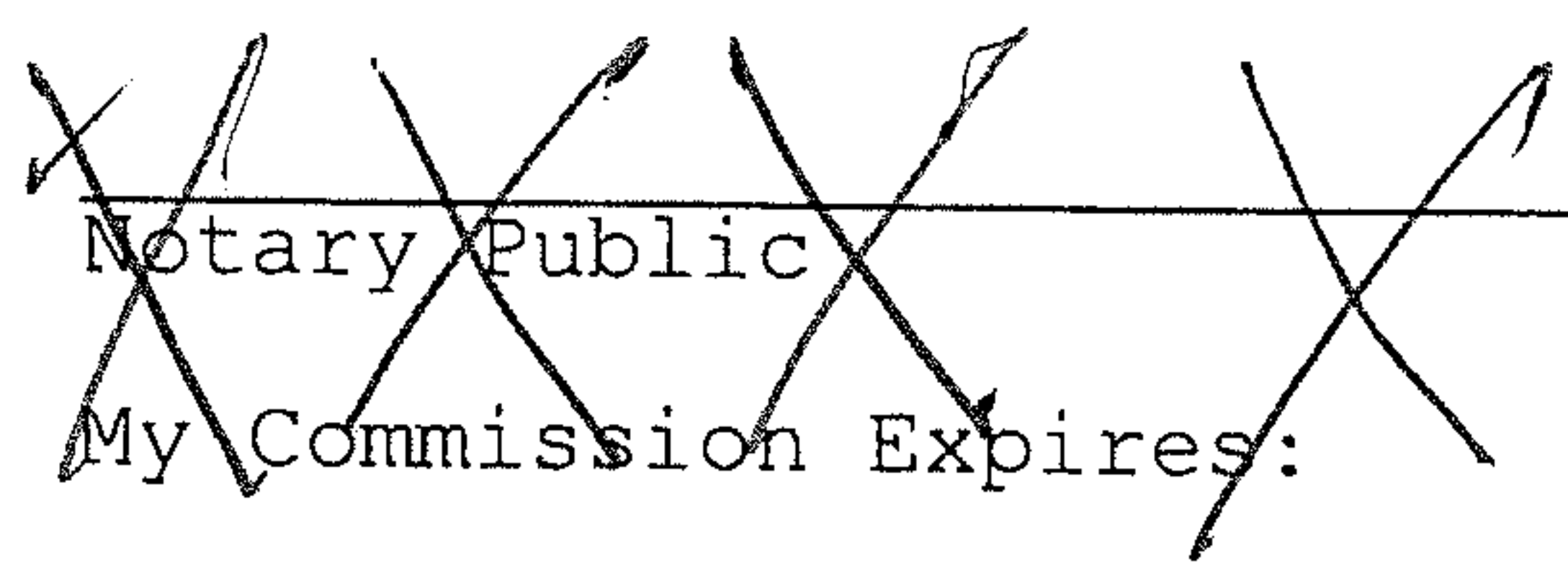
 (SEAL)
Daniel Lute

STATE OF _____)
COUNTY _____)

 I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Avey Jane Lute and Daniel Lute, Wife and Husband, 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 the _____ day of _____, 20____.

{NOTARIAL SEAL}

 Notary Public

My Commission Expires:

**PLEASE SEE ATTACHED
CALIFORNIA CERTIFICATE**

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of San Diego

On May 31st, 2022 before me, Raul Martinez - Notary public,
 Date Here Insert Name and Title of the Officer

Date _____

Here Insert Name and Title of the Officer

personally appeared Avery Janez Iltz

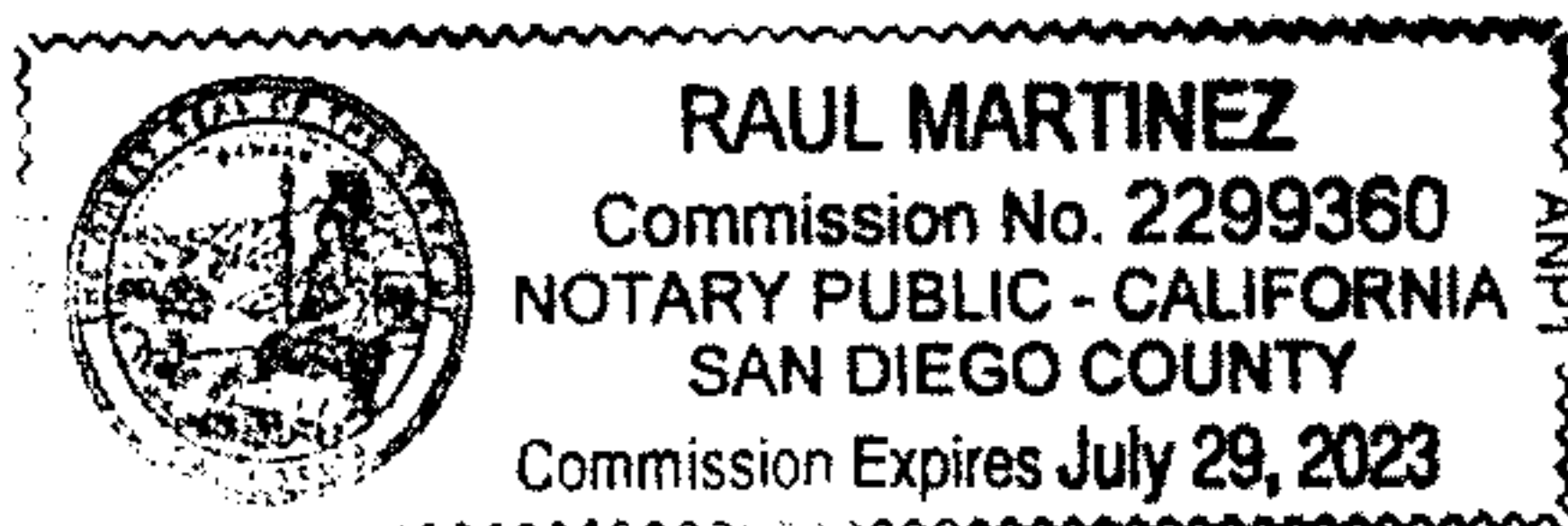
Name(s) of Signer(s)

Daniel Iofe

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature

~~Signature of Notary Public~~

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: WARRANTY DEC

Document Date: 5/3/2022 Number of Pages: 42

Signer(s) Other Than Named Above: n/a

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer — Title(s): _____

☐ Partner — ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator☐ Other: _____

Signer Is Representing:

Signer's Name: _____

☐ Corporate Officer — Title(s): _____

☐ Partner — ☐ Limited ☐ General

☐ Partner ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer Is Representing:

20220602000221330 06/02/2022 08:50:50 AM DEEDS 4/4

Real Estate Sales Validation Form

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

Grantor's Name Avey Jane Lute
Daniel Lute

Grantee's Name Joseph D. King
Bobbie Rae King

Mailing Address: 241 Creekstone Trail
Calera, AL 35040

Mailing Address 2001 Shadow Oaks Circle
Wilsonville, AL 35186

Property Address 241 Creekstone Trail
Calera, AL 35040

Date of Sale 6/1/2022
Total Purchase Price \$185,000.00
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
 X 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 validation, 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: 6/1/2022

 Unattested

(verified by)

Print Name: Anthony D. Snable, Attorney

Sign

(Grantor/Grantee/Owner/Agent) (Circle one)

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/02/2022 08:50:50 AM
\$92.00 JOANN
20220602000221330

Allen S. Byrd

