20220603000223870 06/03/2022 12:18:48 PM DEEDS 1/3

This instrument was prepared by: Justin Smitherman, Esq. 173 Tucker RD STE 201 Helena, AL 35080 Send Tax Notice to: Garret Fox and Katilyn Kentner 1805 Chandcroft Drive Pelham, AL 35124

STATE OF ALABAMA SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of THREE HUNDRED SIXTY FOUR THOUSAND NINE HUNDRED AND 00/100 (\$364,900.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, Lakin C. Spinks and Kelsey J. Spinks, husband and wife (hereinafter referred to as GRANTOR whether one or more), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, Garret Fox and Katilyn Kentner, husband and wife (hereinafter referred to as GRANTEE whether one or more), in fee simple, together as joint tenants with rights of survivorship, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 8, according to the Survey of Chandalar South, First Sector, as recorded in Map Book 5, Page 106, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE.

AND SAID GRANTOR. for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

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The purchase of the herein described real property is being financed in whole or in part by the proceeds of a purchase money mortgage being executed simultaneously herewith.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her/their hand(s) and seal(s) this the 3rd day of June, 2022.

Lakin C. Spinks

Kelsey J. Spinks

STATE OF ALABAMA Shelby COUNTY ss:

I. the undersigned, a Notary Public, in and for said County and State, hereby certify that **Lakin C. Spinks and Kelsey J. Spinks**, 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 Instrument, he/she/they signed his/her/their name(s) voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 3rd day of June, 2022.

Notary Public

My Commission Expires: 1/4/3/5

JUSTIN SMITHERMAN

Notary Public, Alabama State At Large My Commission Expires Jan. 6, 2025

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Real Estate Sales Validation Form

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

Grantor's Name	Lakin C. Spinks and Kelsey J. Spinks	Grantee's Name	Garret Fox and Katilyn Kentner	
Mailing Address	1805 Chandcroft Drive Pelham, AL 35124	Mailing Address	1805 Chandcroft Drive Pelham, AL 35124	
Property Address	1805 Chandcroft Drive Pelham, AL 35124	Date of Sale Total Purchase Price	June 3. 2022 \$364,900.00	
		Or Actual Value	\$	
		Assessor's Market Valu	e <u>\$</u>	
1 1	rice or actual value claimed on this form ecordation of documentary evidence is no		following documentary evidence:	
Bill of S X Sales Co Closing				
•	ice document presented for recordation costs form is not required.	ontains all of the requi	ired information referenced above.	
	Instru	ctions		
	and mailing address - provide the name of the mailing address.	of the person or person	ns conveying interest to property	
Grantee's name being conveyed	and mailing address - provide the name of	of the person or perso	ns to whom interest to property is	
	ss - the physical address of the property be to the property was conveyed.	eing conveyed, if ava	ilable. Date of Sale - the date on	
	price - the total amount paid for the purcle instrument offered for record.	nase of the property, b	ooth real and personal, being	
conveyed by th	If the property is not being sold, the true verse instrument offered for record. This may assessor's current market value.	alue of the property, be evidenced by an a	both real and personal, being appraisal conducted by a licensed	
current use valu	rovided and the value must be determined at ation, of the property as determined by the year property tax purposes will be used a § 40-22-1 (h).	he local official charg	ed with the responsibility of	
accurate. I furth	est of my knowledge and belief that the iner understand that any false statements called in Code of Alabama 1975 § 40-22-1 (h	laimed on this form n	in this document is true and nay result in the imposition of the	
Date June 3, 2022		Print: Justin Smit	Print: Justin Smitherman	
Unattested		Sign	and the second s	
	(verified by)		tee/ Owner/Agent) circle one	
	Filed and Recorded Official Public Records		And the second s	
	Judge of Probate, Shelby County Alabama, County Clerk		Form RT-	

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Shelby County, AL

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