



20220615000240500 1/3 \$29.00
Shelby Cnty Judge of Probate, AL
06/15/2022 11:30:15 AM FILED/CERT

Send Tax Bills To:

Neil and Elise Senkbeil
2215 Sun Valley Road
Harpersville, AL 35078

This Instrument Prepared by:

Neil E. Senkbeil, Esq.
Deep South Title, LLC
4000 Eagle Point Corporate Dr.
Birmingham, AL 35242

STATE OF ALABAMA)
 :
COUNTY OF SHELBY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which, whereof is acknowledged, the undersigned, **WILLIAM J. CHRISTENBERRY AND KIMBERLY R. CHRISTENBERRY**, husband and wife, ("Grantors") do hereby grant, bargain, sell and convey unto **NEIL E. SENKBEIL AND ELISE V. SENKBEIL** ("Grantees") as joint tenants, during their joint lives and, upon the death of either of them, then to the survivor of them, in fee simple, together with every contingent remainder and right of reversion, and to the heirs and assigns of the survivor, the following described real estate, together with any and all buildings, improvements, fixtures, and appurtenances, thereon or pertaining thereto:

Commence at the Southwest Corner of the Northwest Quarter of the Northeast Quarter of Section 3; Township 20 South, Range 2 East; then run north 00 degrees 37 minutes east along said quarter-quarter section line for 111.5 feet; thence run north 77 degrees 46 minutes east for 393.2 feet to the point of beginning then continue along last said course for a distance of 571.4 feet to a point on the westerly right of way line of Shelby County #79; thence run south 28 degrees 20 minutes east along said right of way line for a distance of 375.3 feet; thence run north 89 degrees 16 minutes west for 738.8 feet; thence run north 00 degrees 38 minutes east for 199.8 feet to the point of beginning. Containing 4.06 acres.

Subject to current taxes and all covenants, conditions, restrictions, and easements record.

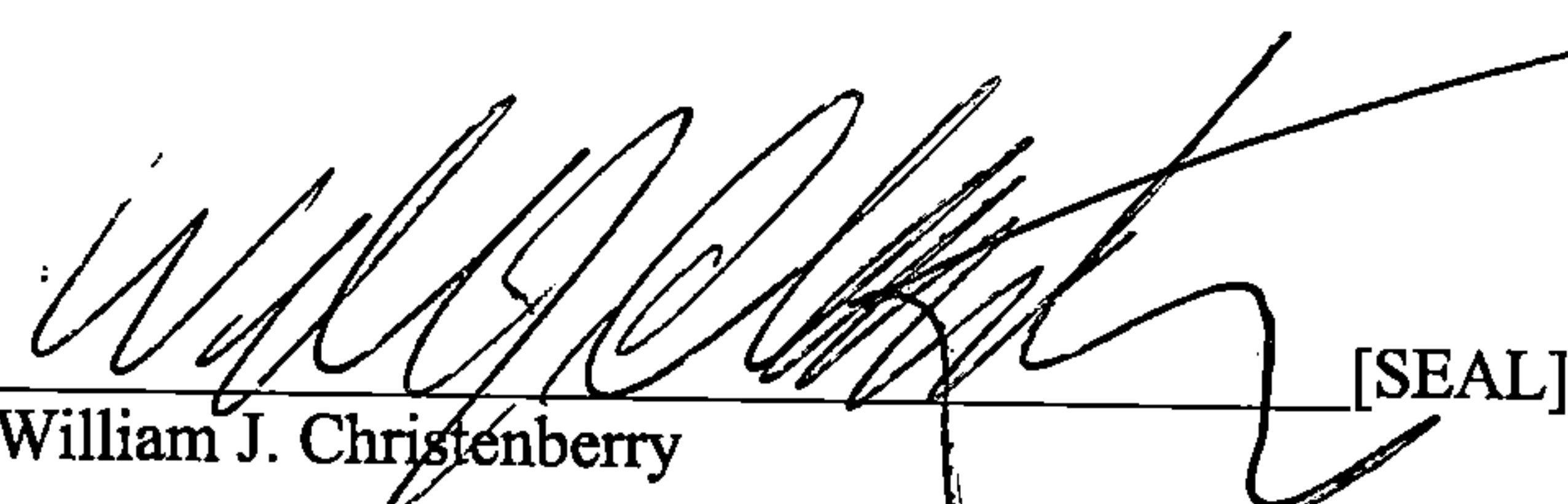
\$356,023.00 of purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto Grantees for and during their joint lives and, upon the death of either of them, then to the survivor of them, in fee simple, together with every contingent remainder and right of reversion, and to the heirs and assigns of the survivor. And Grantors do for themselves and for the heirs, executors, administrators, successors and assigns of Grantors, covenant with the said Grantees, their heirs, executors, administrators, successors and assigns, that Grantors are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above, that Grantors have a good right to sell and convey the same as aforesaid; that Grantors will and the heirs, executors, administrators, successors and assigns of Grantors shall warrant and defend the same to the said Grantees, their heirs, executors, administrators, successors and assigns forever, against the lawful claims of all persons.

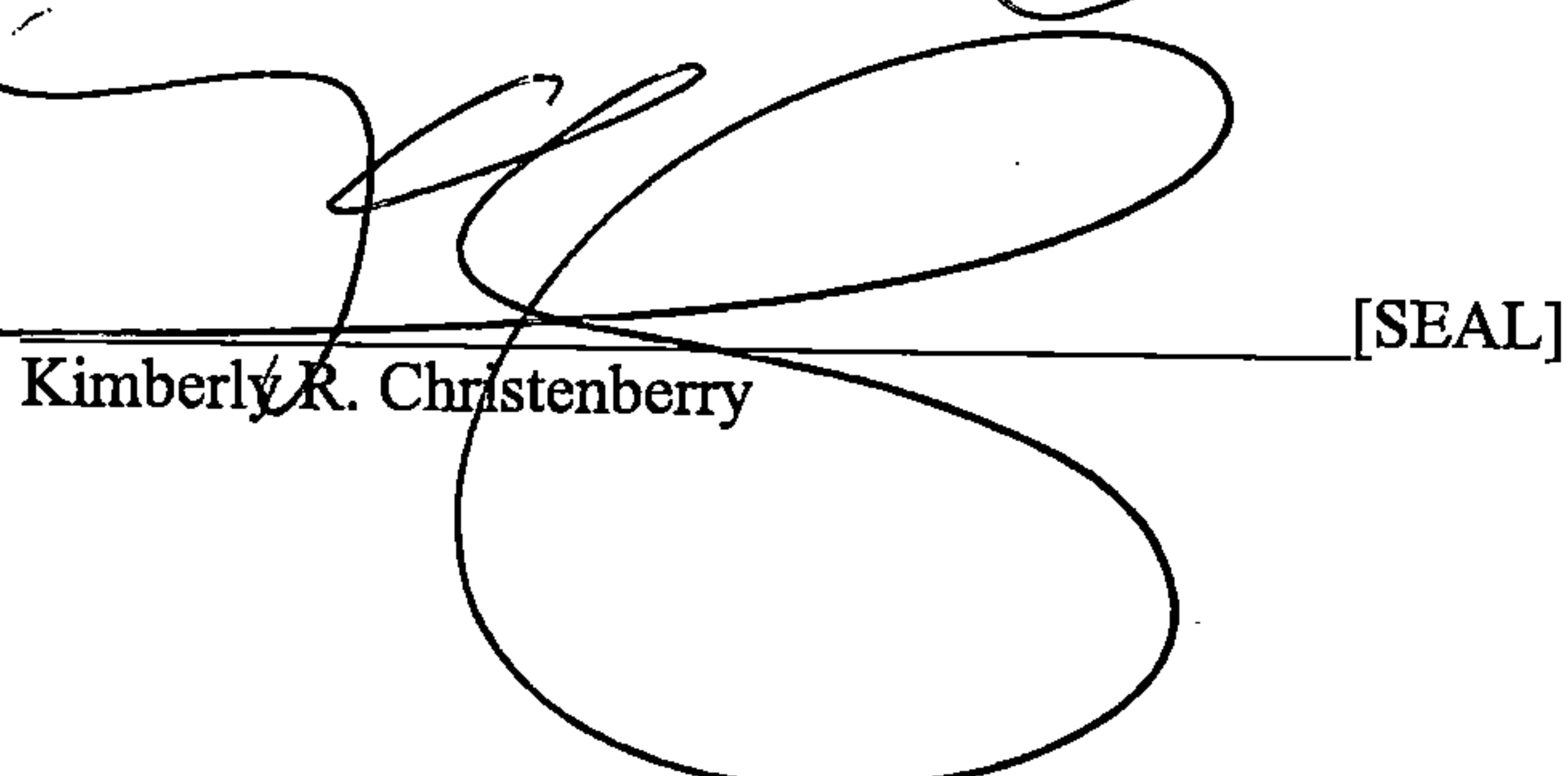
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IN WITNESS WHEREOF, Grantors have hereunto set their hands and seals as of this 19th day of May, 2022.

"GRANTORS:"



William J. Christenberry [SEAL]

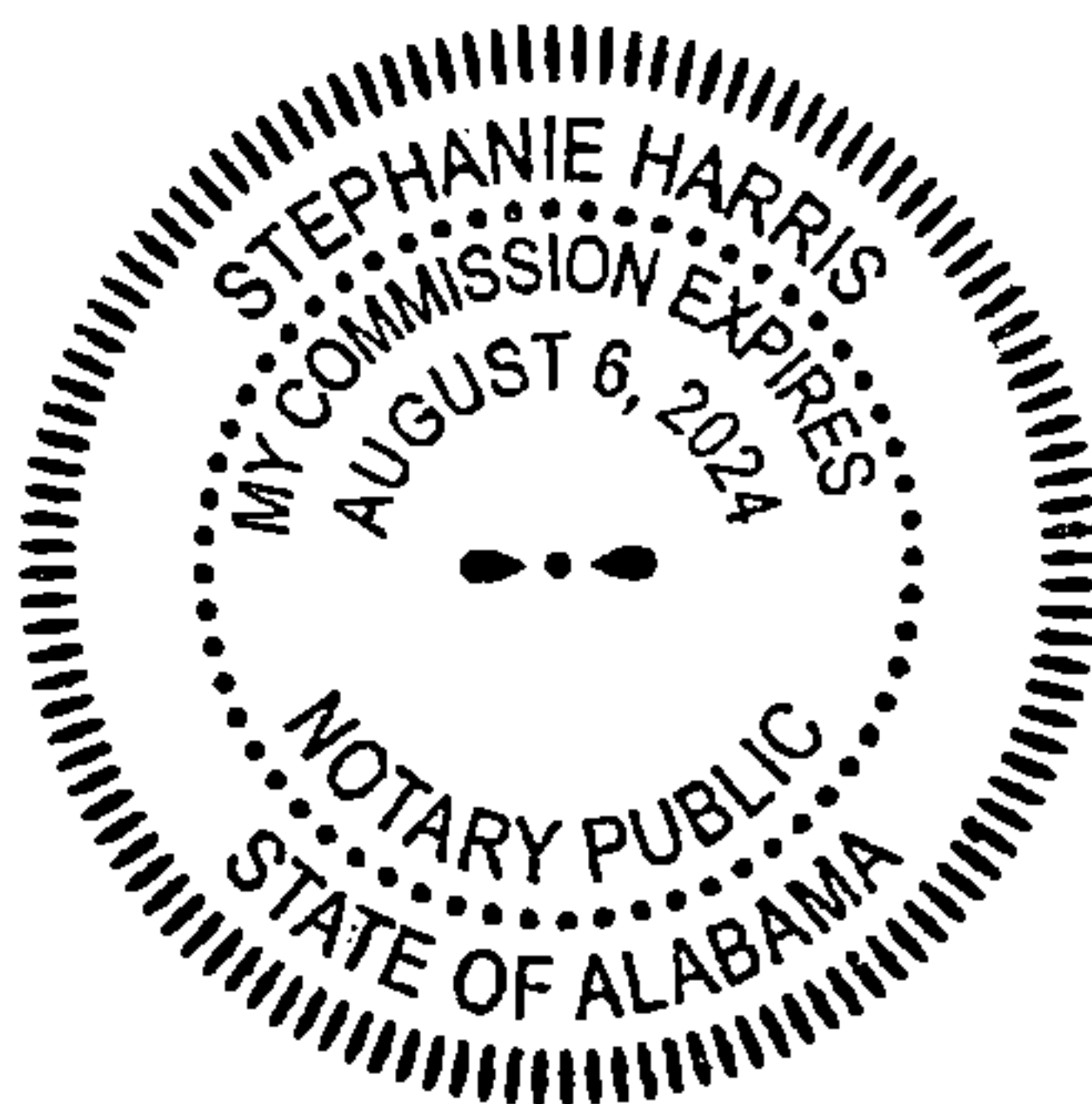


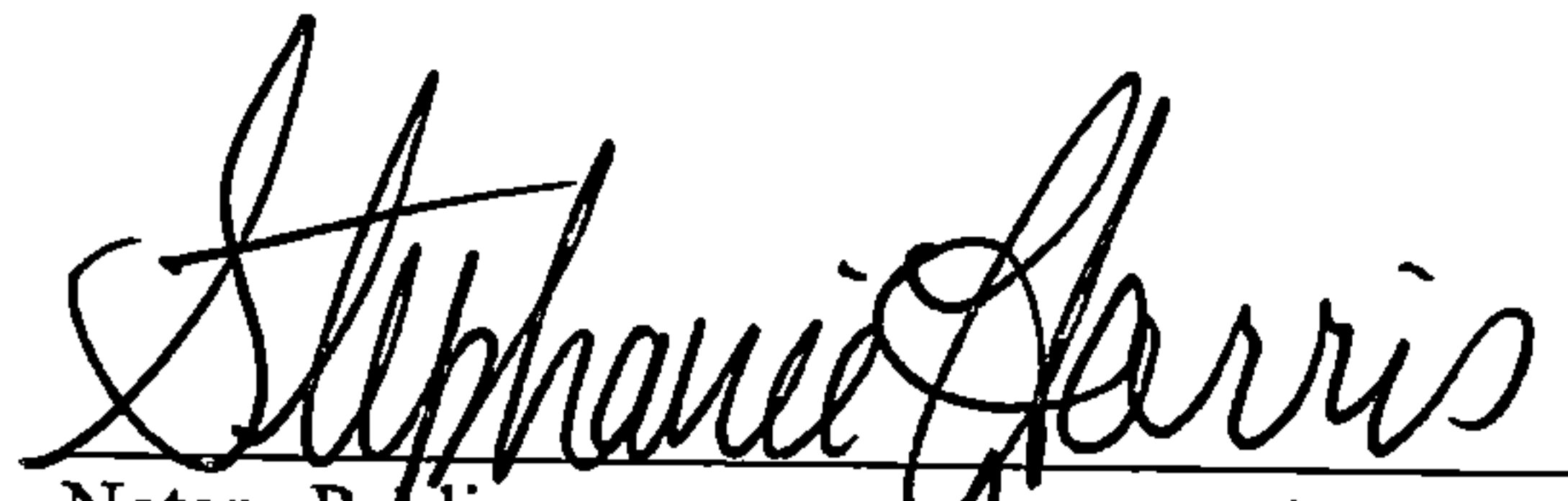
Kimberly R. Christenberry [SEAL]

STATE OF ALABAMA)
 :
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **William J. Christenberry and Kimberly R. Christenberry**, husband and wife, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that, being informed of the contents of said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19th day of May, 2022.





Notary Public
My Commission Expires: Aug. 6, 2024

Real Estate Sales Validation Form

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

Grantor's Name William J. Christenberry &
Mailing Address Kimberly R. Christenberry
2324 Sun Valley Road
Harpersville, AL 35078

Grantee's Name Neil and Elise Senkbeil
Mailing Address 2215 Sun Valley Road
Harpersville, AL 35078

Property Address 2215 Sun Valley Road
Harpersville, AL 35078

Date of Sale May 19, 2022
Total Purchase Price \$ 165,000.00

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 - 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 5/19/22

Print _____

Signature _____

(Grantor/Grantee/Owner/Agent) circle one

Unattested



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Form

Form RT-1