

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

SEND TAX NOTICE TO:
Kaitlyn M. Paez
126 Stonehaven Way
Pelham, AL 35124

WARRANTY DEED

STATE OF ALABAMA)
)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Two Hundred Ninety-Six Thousand One Hundred Twenty-Six And No/100 Dollars (\$296,126.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Jennifer Hester Wagstaff and Conner Fred Wagstaff, IV, a married couple (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Kaitlyn M. Paez (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 214, according to the survey of the Glen at Stonehaven, as recorded in Map Book 26, Page 91, 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.

GRANTOR JENNIFER HESTER WAGSTAFF IS ONE AND THE SAME PERSON AS JENNIFER HESTER, THE GRANTEE IN THAT CERTAIN WARRANTY DEED DATED 12/14/18, RECORDED 01/04/19, IN INST # 20190104000004080, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

Subject to a third party mortgage in the amount of \$216,126.00 executed and recorded 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 16th day of

June, 20 22.

Jennifer Hester Wagstaff
Jennifer Hester Wagstaff

Conner Fred Wagstaff, IV
Conner Fred Wagstaff, IV

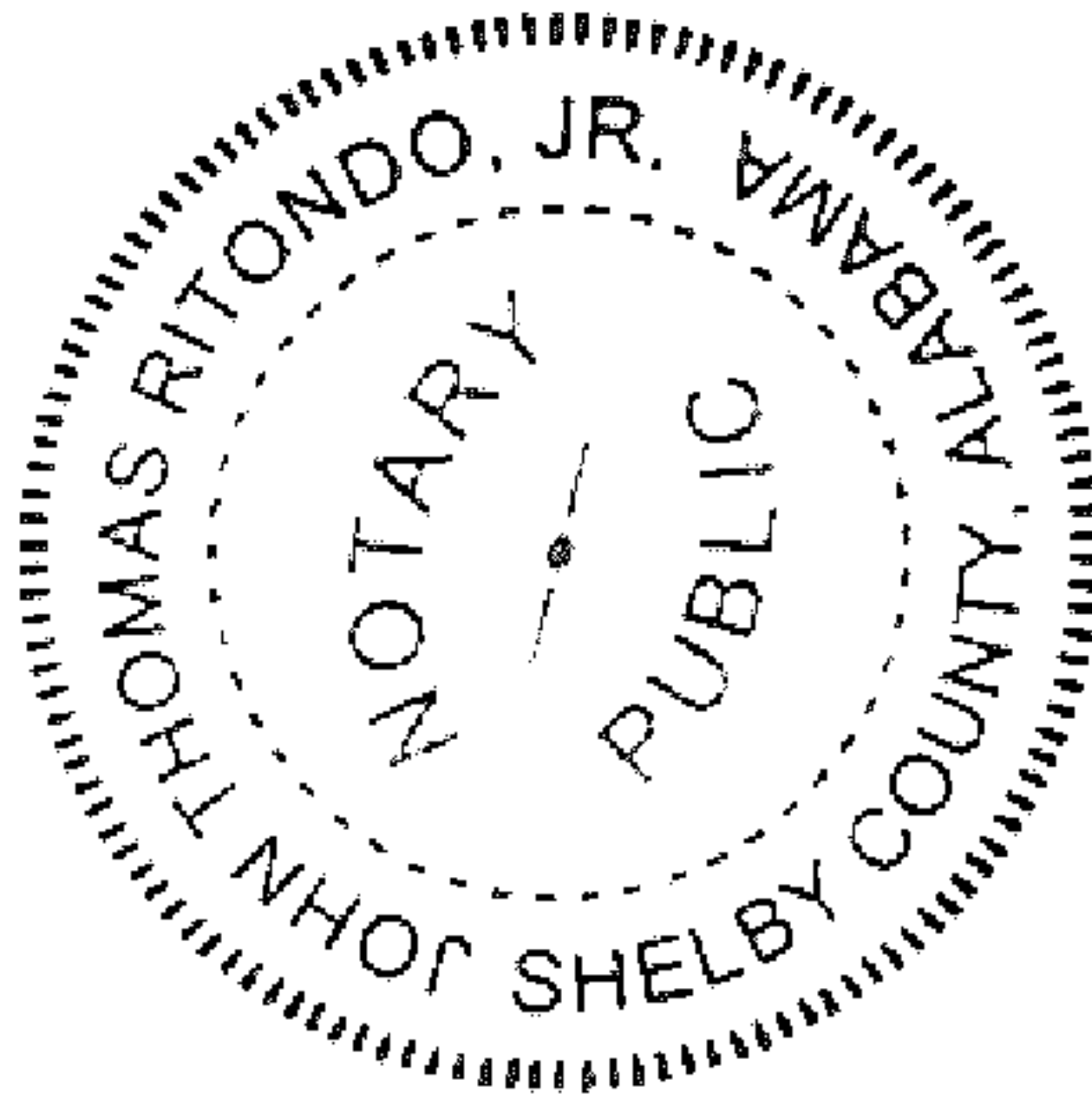
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jennifer Hester Wagstaff and Conner Fred Wagstaff, IV 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 16th day of June, 20 22

[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 Jennifer Hester Wagstaff and
Conner Fred Wagstaff, IV

Grantee's Name Kaitlyn M. Paez

Mailing Address 126 Stonehaven Way
Pelham, AL 35124Mailing Address 703 10th Avenue South
Birmingham, AL 35205Property Address 126 Stonehaven Way
Pelham, AL 35124Date of Sale June 16, 2022
Total Purchase Price \$296,126.00

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:☒ Closing StatementIf 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 - Jennifer Hester Wagstaff and Conner Fred Wagstaff, IV, 126 Stonehaven
Way, Pelham, AL 35124.

Grantee's name and mailing address - Kaitlyn M. Paez, 703 10th Avenue South, Birmingham, AL 35205.

Property address - 126 Stonehaven Way, Pelham, AL 35124

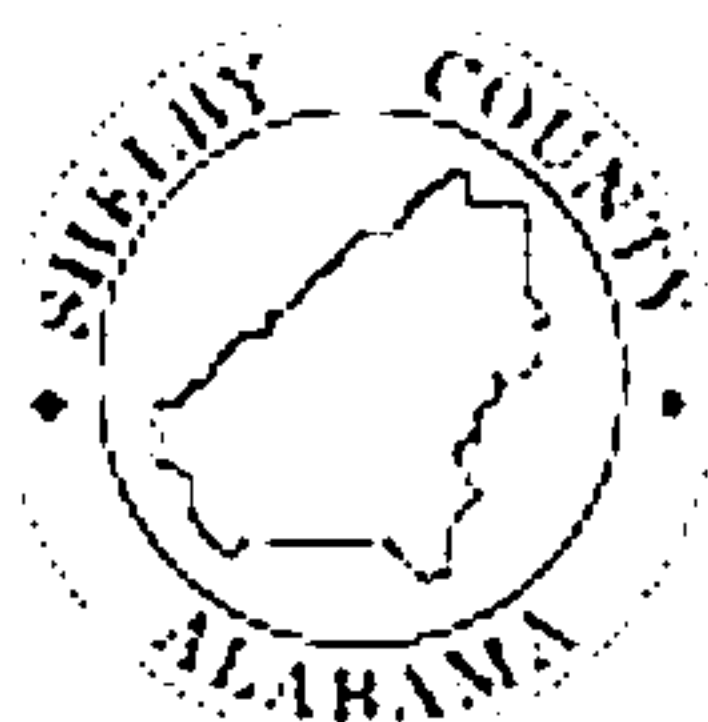
Date of Sale - June 16, 2022.

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: June 16, 2022

Sign

Agent



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/20/2022 09:58:27 AM
\$109.00 JOANN
20220620000245720

A handwritten signature in cursive script, appearing to read "Allen S. Bayl".