

SEND TAX NOTICE TO:
Shannon R. Marlow and Kenneth T. Marlow
87 Mt Laurel Avenue
Birmingham, Alabama 35242

This instrument was prepared by:
Edward Reisinger
Kudulis, Reisinger & Price, LLC
P. O. Box 653
Birmingham, AL 35201

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That in consideration of **Seven Hundred Ninety Nine Thousand Nine Hundred dollars & no cents (\$799,900.00)**

To the undersigned **GRANTOR(S)** in hand paid by the **GRANTEE(S)** herein, the receipt whereof is acknowledged,

Barry Sibley and Cherion Sibley, husband and wife

(herein referred to as **GRANTOR(S)**), do grant, bargain, sell and convey unto

Shannon R. Marlow and Kenneth T. Marlow

(herein referred to as **GRANTEE(S)**), as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 12-14, BLock 12, according to the Survey of Mt Laurel-Phase II, as recorded in Map Book 30, Page 10 in the Probate Office of Shelby County, Alabama.

This property does not constitute the homestead of the Grantor(s).

\$ 1039,920 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

Subject to:

Taxes for the year 2022 and subsequent years

Easements, Restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any

Mineral and mining rights, if any.

Such state of facts as shown in Map Book 30, Page 10.

Covenant and Agreement for water service as recorded in Book 235, Page 611.

Sewer Service Agreement as recorded in Instrument No. 1999-35429

Declaration of Charter Easements, Covenants and Restrictions of Mt. Laurel, a Traditional Neighborhood Development as recorded in Instrument # 2000-35580.

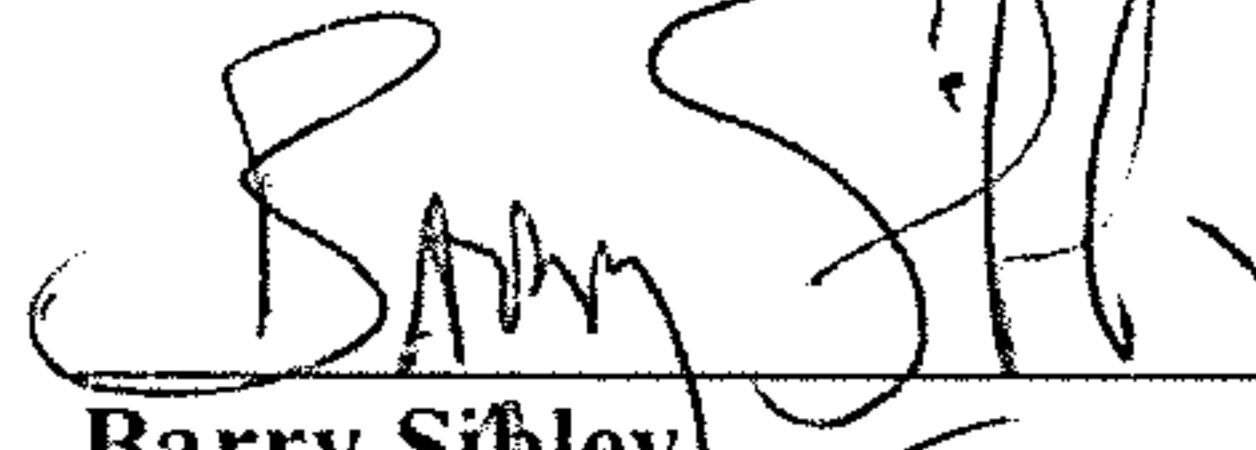
Encroachment of garage onto and/or off the land as shown on the survey of Rowland Jackins, date 08/23/2004.

Covenants, conditions and restrictions (deleting therefrom, any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Instrument No. 2000-35579, amended in Instrument No. 2000-38859 and re-recorded in Instrument No. 2000-36270, 2nd Amendment recorded in Instrument No. 2000-38860, 3rd Amendment recorded in Instrument No. 2001-03681 and any amendments thereto, in the Probate Office of Shelby County, Alabama.

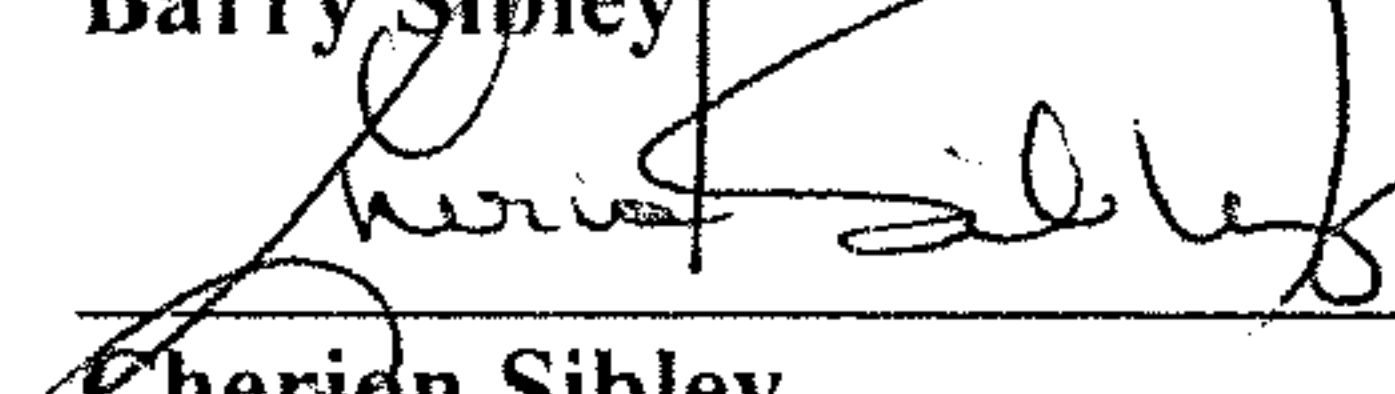
TO HAVE AND TO HOLD Unto the said **GRANTEES** as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) 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 (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said **GRANTEES**, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said **GRANTEES**, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTOR(S) have hereunto set my (our) hand(s) and seal(s), **June 15, 2022.**



Barry Sibley (Seal)



Cherion Sibley (Seal)

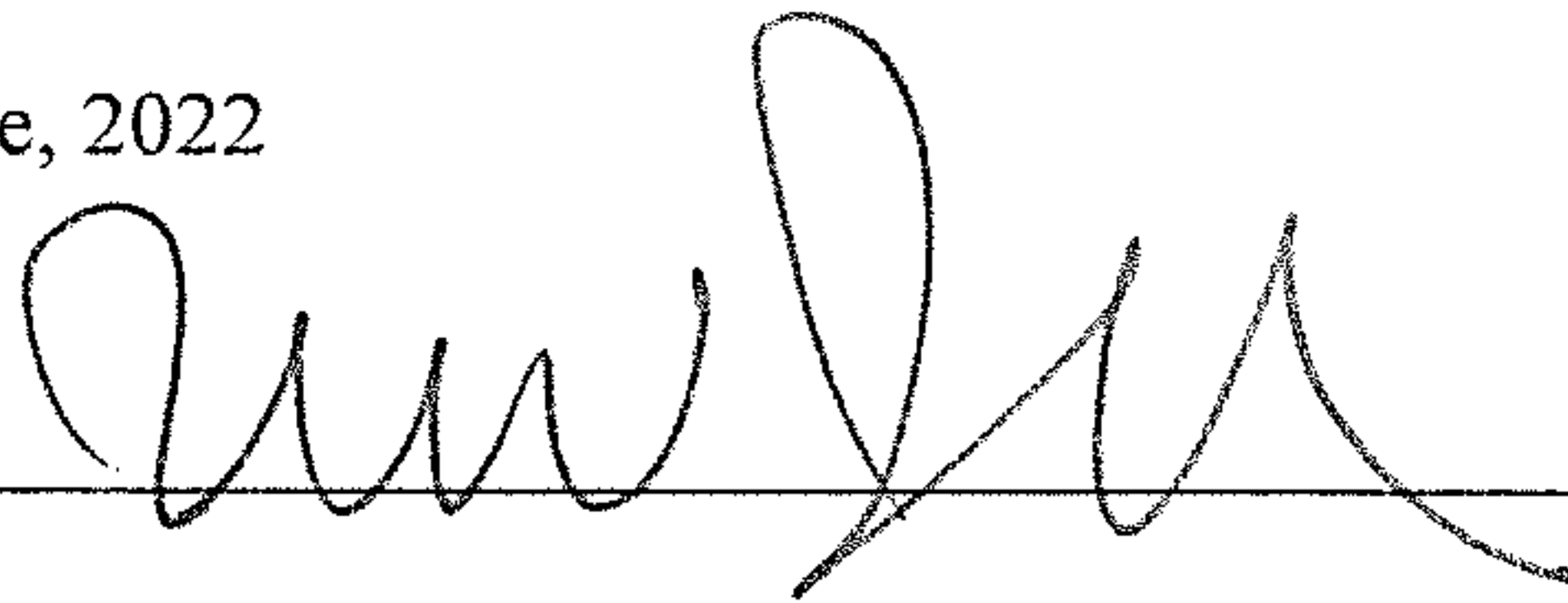
STATE OF ALABAMA

General Acknowledgement

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Barry Sibley and Cherion Sibley, husband and wife**, 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 have/has executed the same voluntarily on the day the same bears date.

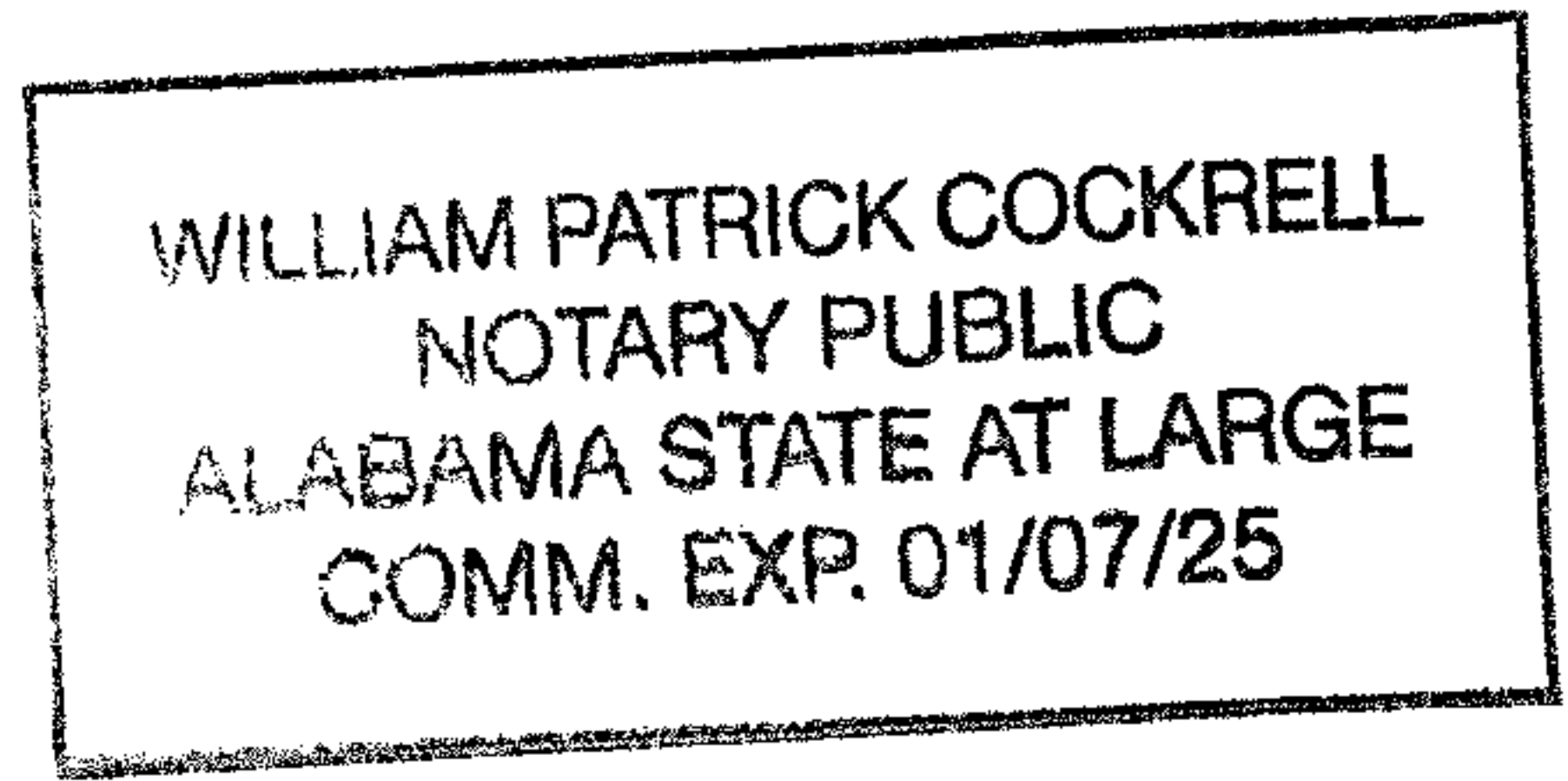
Given under my hand and official seal this 15th day of June, 2022



Notary Public.

(Seal)

My Commission Expires: _____



Real Estate Sales Validation Form

This Document must be filled in accordance with Code of Alabama 1975, Section 40- 22-1 (h)

Grantor's Name Barry Sibley and Cherion Sibley Grantee's Name Shannon R. Marlow and Kenneth T. Marlow

Mailing Address 17101 Retreat Lane
Birmingham, Alabama 35242

Mailing Address 87 Mt Laurel Avenue
Birmingham, Alabama 35242

Property Address 87 Mt Laurel Avenue,
Birmingham, Alabama 35242

Date of Sale 06/22/2022

Total Purchase Price \$799,900.00

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 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 proeprty, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraisaer of the assessor's curreny 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 responsibiliy of valuing proeprty 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 6/22/22

William Robert Coak
Print Shannon R. Marlow

Unattested

JB
(verified by)

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/24/2022 03:32:57 PM
\$188.00 BRITTANI
20220624000253850

Allie S. Boyd