

This Instrument Was Prepared by: **Send Tax Notice To:**
Lorrie Maples Parker, Esquire
The Parker Law Firm, LLC
500 Office Park Drive Suite 100
Birmingham, Alabama 35223

Lauren Marie Whitcomb
Mario Gomez Diaz
512 Waterford Highlands Court
Calera, Alabama 35040

WARRANTY DEED
Joint Tenancy With Right of Survivorship

STATE OF ALABAMA
COUNTY OF SHELBY

}

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Two Hundred Sixty-Three Thousand and 00/100 Dollars (\$263,000.00) and other good and valuable consideration the receipt and sufficiency whereof is hereby acknowledged, that **C. BURTON DUNN, AS THE PERSONAL REPRESENTATIVE OF THE ESTATE OF DEREK MICHAEL CANDLER, DECEASED, PROBATE CASE NO. PR-2022-000202** (herein referred to as GRANTOR) does by these presents grant, bargain, sell and convey unto **LAUREN MARIE WHITCOMB AND MARIO GOMEZ DIAZ** (herein referred to as GRANTEE, whether one or more), as joint tenants with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 505, according to the survey of Waterford Highlands, Sector 3, Phase I, as recorded in Map Book 32, Page 64, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Ad valorem taxes for current and subsequent years, (2) easements, restrictions reservations, rights-of-way, limitations, covenants and conditions of record, if any, (3) mineral and mining rights not owned by the Grantor, if any.

NOTE: \$258,236.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

NOTE: Derek M. Candler and Derek Michael Candler are one and the same person having died on or about November 8, 2021.

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 that one Grantee survives the other, the entire interest in fee simple shall be owned by the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees shall take as tenants in common.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF I (we) have set my (our) hand(s) and seal(s), this 27TH day of June, 2022.

WITNESS:

**Estate of Derek Michael Candler, deceased,
Probate Case No. PR-2022-000202**

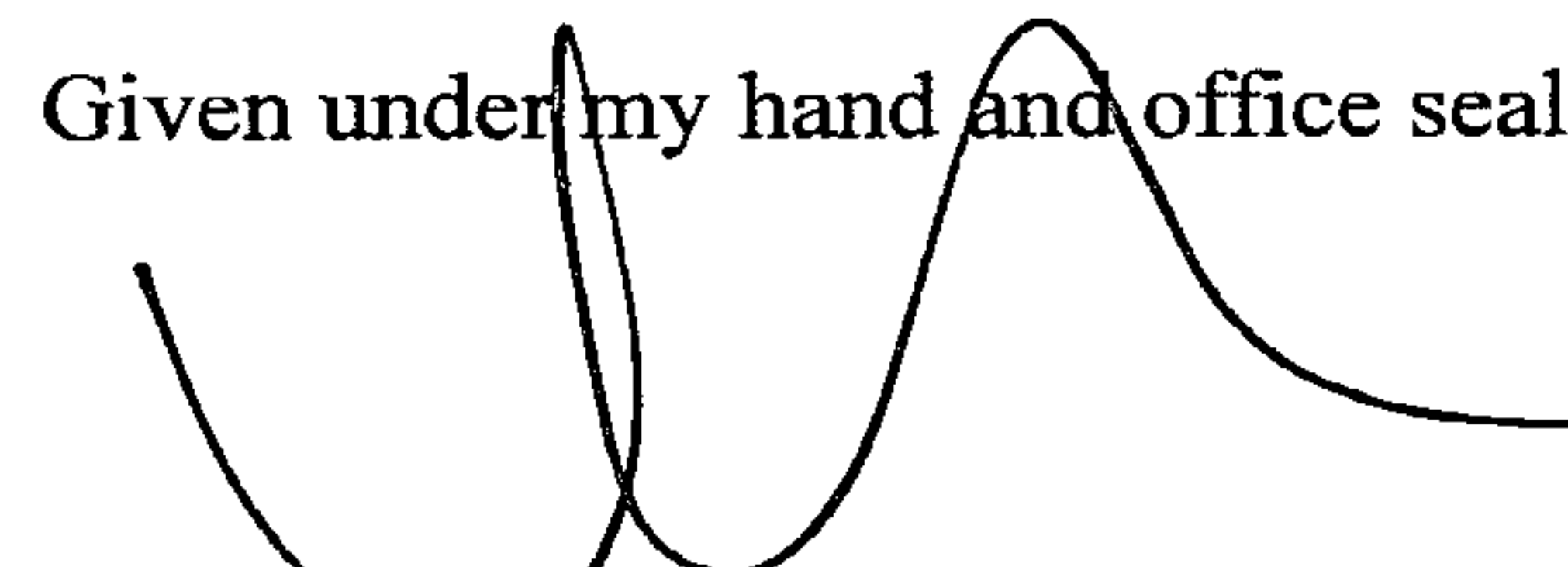


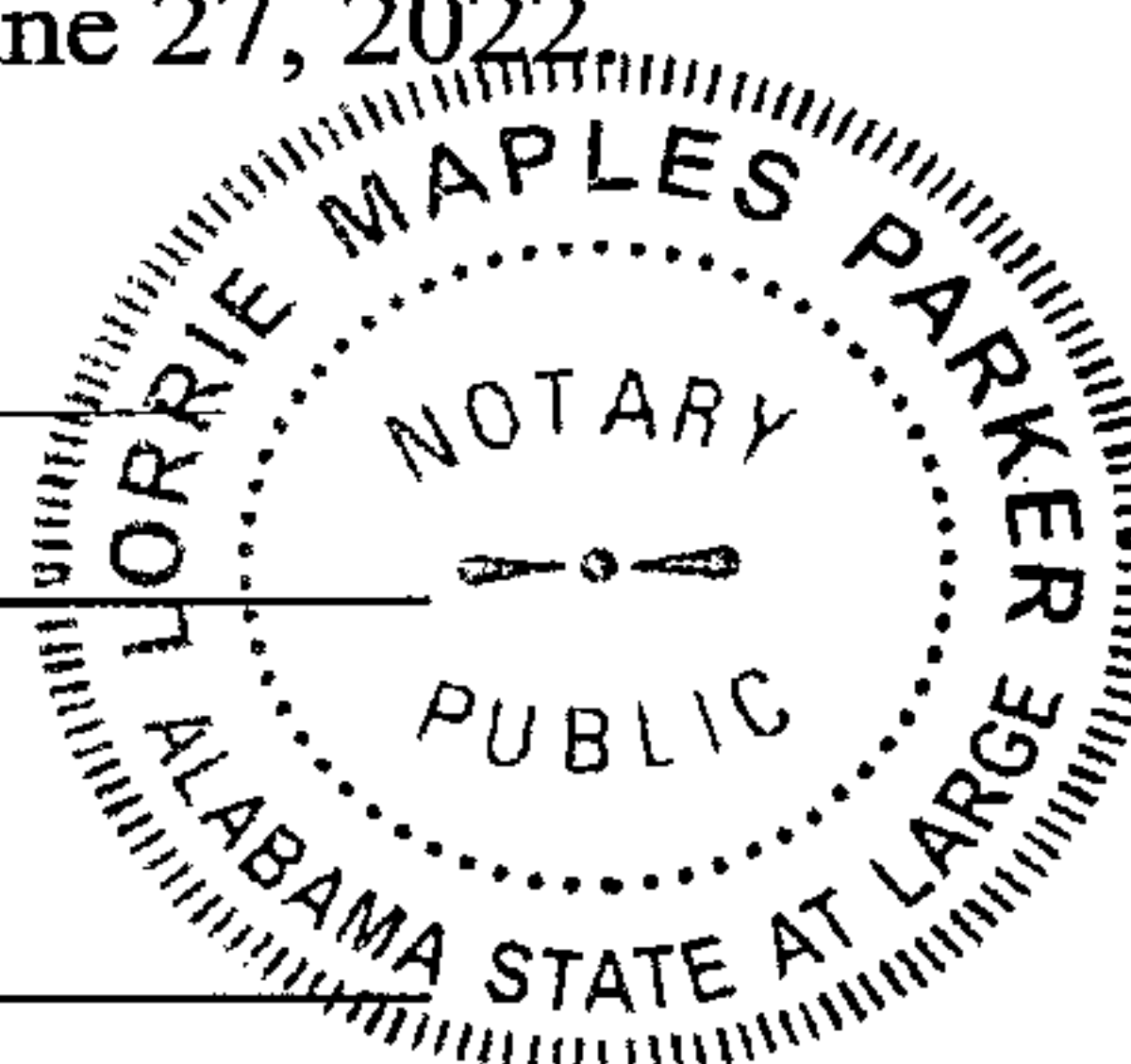
**By: C. Burton Dunn
Its: Personal Representative**

**STATE OF ALABAMA 0
COUNTY OF JEFFERSON 0**

I, the undersigned authority, a Notary Public for the State of Alabama, do hereby certify that C. Burton Dunn, whose name as Personal Representative for the Estate of Derek Michael Candler, deceased, Probate Case No. PR-2022-000202, is signed to the foregoing instrument, and who is known by me, acknowledged before me on this day that, being informed of the contents of said instrument, he in his capacity as such Personal Representative, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and office seal this June 27, 2022.



Lorrie Maples Parker, Notary Public

My Commission Expires: 10/16/2023

Real Estate Sales Validation Form

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

Grantor's Name	Estate of Derek Michael Candler, deceased, Shelby County Probate Case No. PR-2022-000202	Grantee's Name	Lauren Marie Whitcomb Mario Gomez Diaz
Mailing Address	Two North Twentieth Street Suite 1050 Birmingham, AL 35203	Mailing Address	512 Waterford Highlands Court Calera, Alabama 35040
Property Address	512 Waterford Highlands Court Calera, Alabama 35040	Date of Sale	June 27, 2022
		Total Purchase Price	\$263,000.00
		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 _____

☐ 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 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).

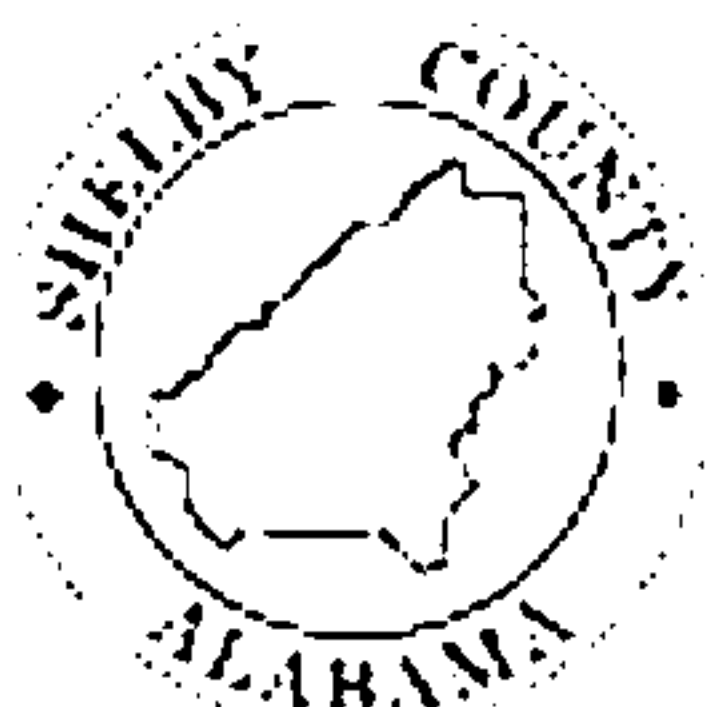
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date: June 27, 2022

Print **C. BURTON DUNN, AS THE PERSONAL
REPRESENTATIVE OF THE ESTATE OF DEREK
MICHAEL CANDLER, DECEASED, PROBATE CASE
NO. PR-2022-000202**

Unattested

Sign _____
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/28/2022 11:28:55 AM
\$34.00 JOANN
20220628000257570

Form RT-1

Allin S. Beryl