

This Instrument Prepared By:

C. Ryan Sparks, Attorney
2635 Valleydale Road, Suite 200
Birmingham, Alabama 35244
DIRECT: 205-215-8433

Send Tax Notice To Grantees Address:

Joseph Franks and Christina Franks
776 Heatherwood Drive
Hoover, Alabama 35244

WARRANTY DEED WITH JOINT RIGHT OF SURVIVORSHIP

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS,

That for and in consideration of **FIVE HUNDRED FORTY NINE THOUSAND NINE HUNDRED AND NO/100 (\$549,900.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned **DONALD BEAUGEZ and ALANA BEAUGEZ, husband and wife**, (herein referred to as "Grantors"), in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, the Grantors do hereby give, grant, bargain, sell and convey unto the Grantees, **JOSEPH FRANKS and CHRISTINA FRANKS**, (herein referred to as "Grantees"), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, all of the Grantors' interest in the following-described Real Estate situated in, **SHELBY COUNTY, ALABAMA**, to wit:

The land referred to herein below is situated in the County of Shelby, State of Alabama, and is described as follows:

Commence at the Northwest corner of Section 10, Township 19 South, Range 2 West, Shelby County, Alabama and run thence S 00 Degrees 33 Minutes 32 Seconds E along the West line of said section 10 a distance of 35.18 feet to a found rebar corner on the Southerly margin of Heatherwood Drive and the Point of Beginning of the Property being described; thence continue last described course a distance of 85.22 feet to a corner; thence run S 21 Degrees 58 Minutes 23 Seconds E a distance of 84.77 feet to a rebar corner; thence run S 74 Degrees 11 Minutes 06 Seconds E a distance of 229.52 feet to a found rebar corner; thence run N 00 Degrees 50 Minutes 16 Seconds W a distance of 260.98 feet to a found one inch open top pipe corner on the North line of said Section 10; thence run N 85 Degrees 51 Minutes 30 Seconds W along said Quarter-Quarter line a distance of 198.11 feet to a found rebar corner on the Southerly Margin of Heatherwood Drive; thence Run S 55 Degrees 43 Minutes 59 Seconds W along said margin of said Drive a distance of 62.26 feet to the Point of Beginning.

Subject to:

1. General and special taxes or assessments for the year 2022 and subsequent years not yet due and payable.
2. Municipal improvements, taxes, assessments, and fire district dues against subject property, if any.
3. Mineral and mining rights not owned by Grantors.
4. Any applicable zoning ordinances.
5. Easements, encroachments, building set back lines, rights-of-ways as shown of record by recorded plat or other recorded instrument, including any amendments thereto.
6. All matters, facts, easements, restrictions, assessments, covenants, agreements and all other terms and provisions of record.

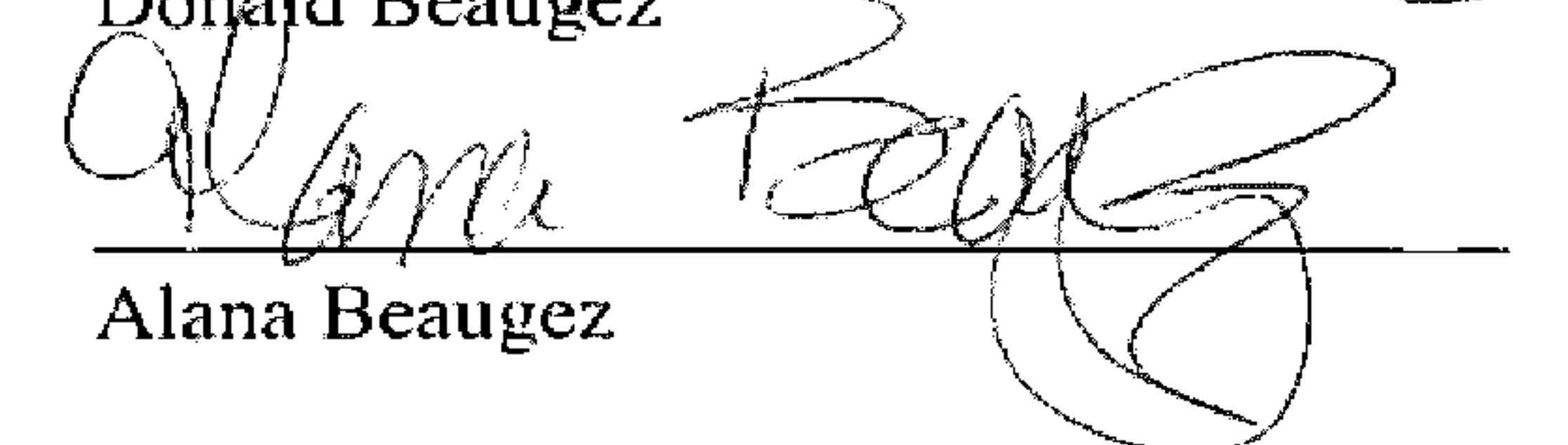
The purchase of the herein described real property is being financed in whole or in part by the proceeds of a purchase money mortgage being executed simultaneously herewith.

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 Grantees, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship of them in fee simple, and to the heirs and assigns of such survivor, forever.

AND SAID GRANTORS, for said GRANTORS', GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTORS are 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 **SHELBY COUNTY**; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this day of June 21, 2022.

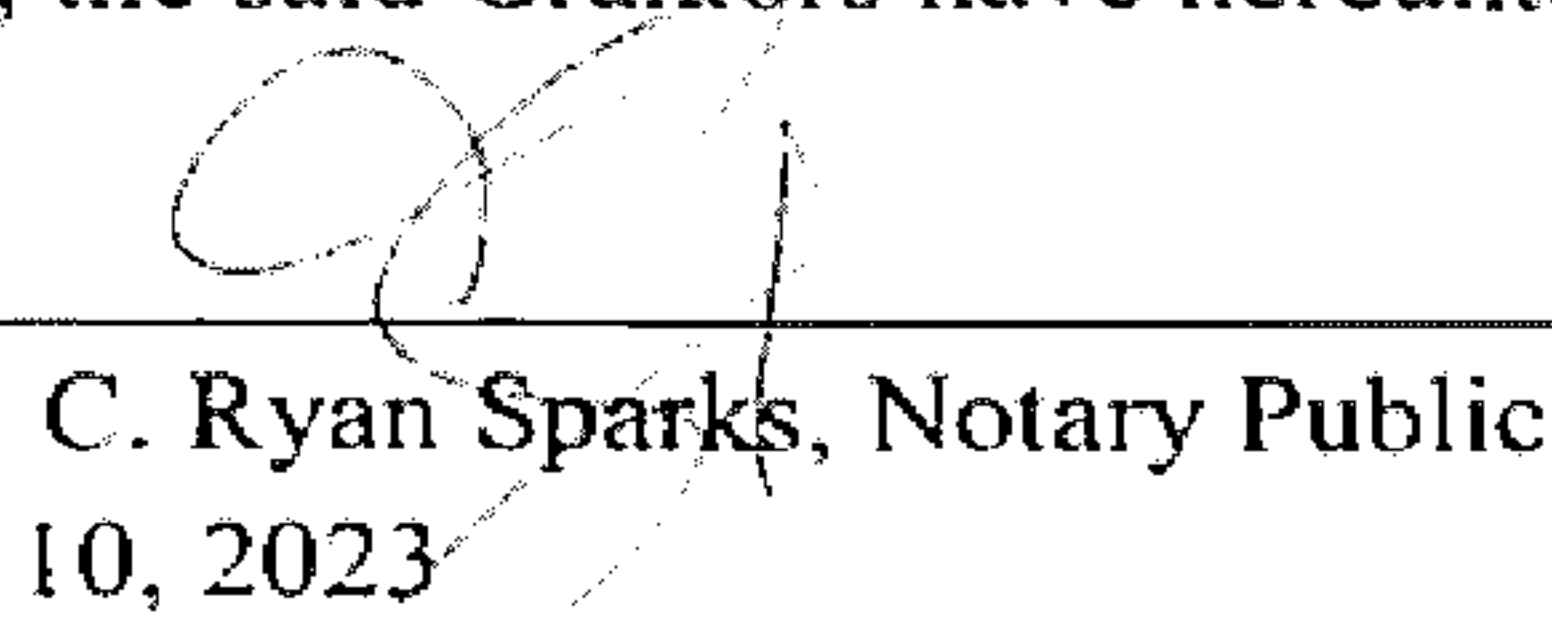
GRANTORS:


Donald Beugez

Alana Beugez

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, the undersigned, a Notary Public, in and for said State and County, do hereby certify that Donald Beugez and Alana Beugez, whose names are each signed to the above and foregoing conveyance, and who are each known to me, acknowledged before me on this day that, being informed of the contents of this instrument, Donald Beugez and Alana Beugez each executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this day of June 21, 2022.


C. Ryan Sparks, Notary Public

My Commission Expires: December 10, 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 Donald Beaugez
 Mailing Address Alana Beaugez
776 Heatherwood Drive
Hoover, Alabama 35244

Grantee's Name Joseph Franks
 Mailing Address _____
776 Heatherwood Drive
Hoover, AL 35244

Property Address 776 Heatherwood Drive
Hoover, AL 35244

Date of Sale 6/21/22
 Total Purchase Price \$ 549,900.00

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
☐ 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 6/21/22

Print C. Ryan Sparks

Unattested _____

(verified by)

Sign _____

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 06/29/2022 11:48:55 AM
 \$278.00 BRITTANI
 20220629000259300

Form RT-1

Allen S. Boyd