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07/05/2022 12:34:30 PM
DEEDS 1/3

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

Send Tax Notice To:

David M. Clark
Katherine W. Clark
93 Deerwood Lake Drive
Harpersville, AL 35078

WARRANTY DEED
Joint Tenancy With Right of Survivorship

STATE OF ALABAMA }
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **SEVEN HUNDRED FORTY-NINE THOUSAND NINE HUNDRED AND 00/100 DOLLARS** (\$749,900.00), and other good and valuable consideration the receipt and sufficiency whereof is hereby acknowledged, that **GERARD J. DURWARD, AS PERSONAL REPRESENTATIVE AND TRUSTEE OF THE ESTATE OF PATRICIA K. DURWARD, DECEASED, JEFFERSON COUNTY PROBATE CASE #19BHM00094** (herein referred to as GRANTOR) does by these presents grant, bargain, sell and convey unto **DAVID M. CLARK AND KATHERINE W. CLARK** (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 2-A, according to the Survey of Durward's Subdivision, as recorded in Map Book 24, page 139, 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: \$599,920.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

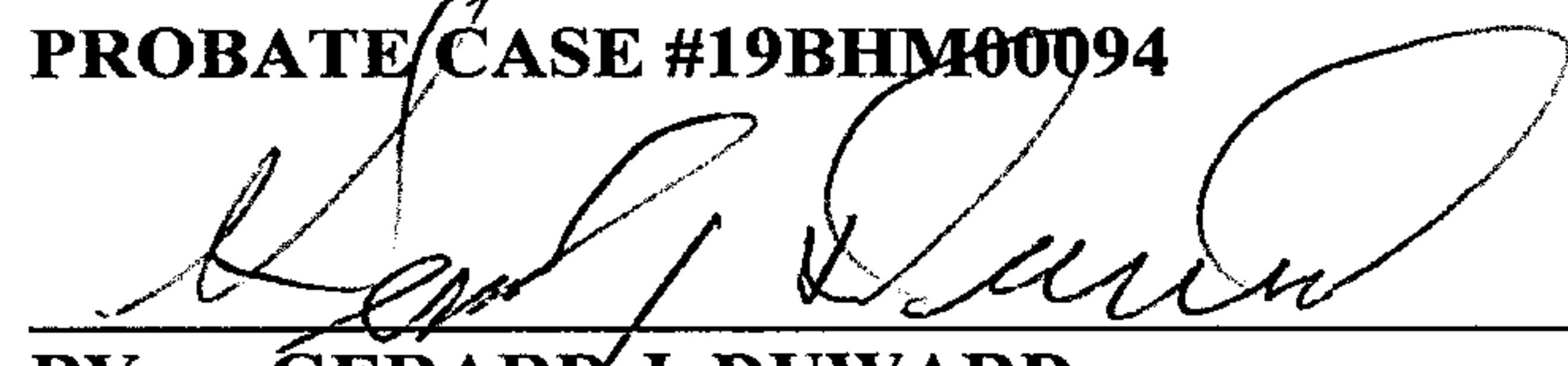
TO HAVE AND TO HOLD, unto the said GRANNEES as joint tenants with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees herein) in the 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 GRANNEES, 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 GRANNEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF I have set my hand(s) and seal(s), this 30th day of June, 2022.

WITNESS:

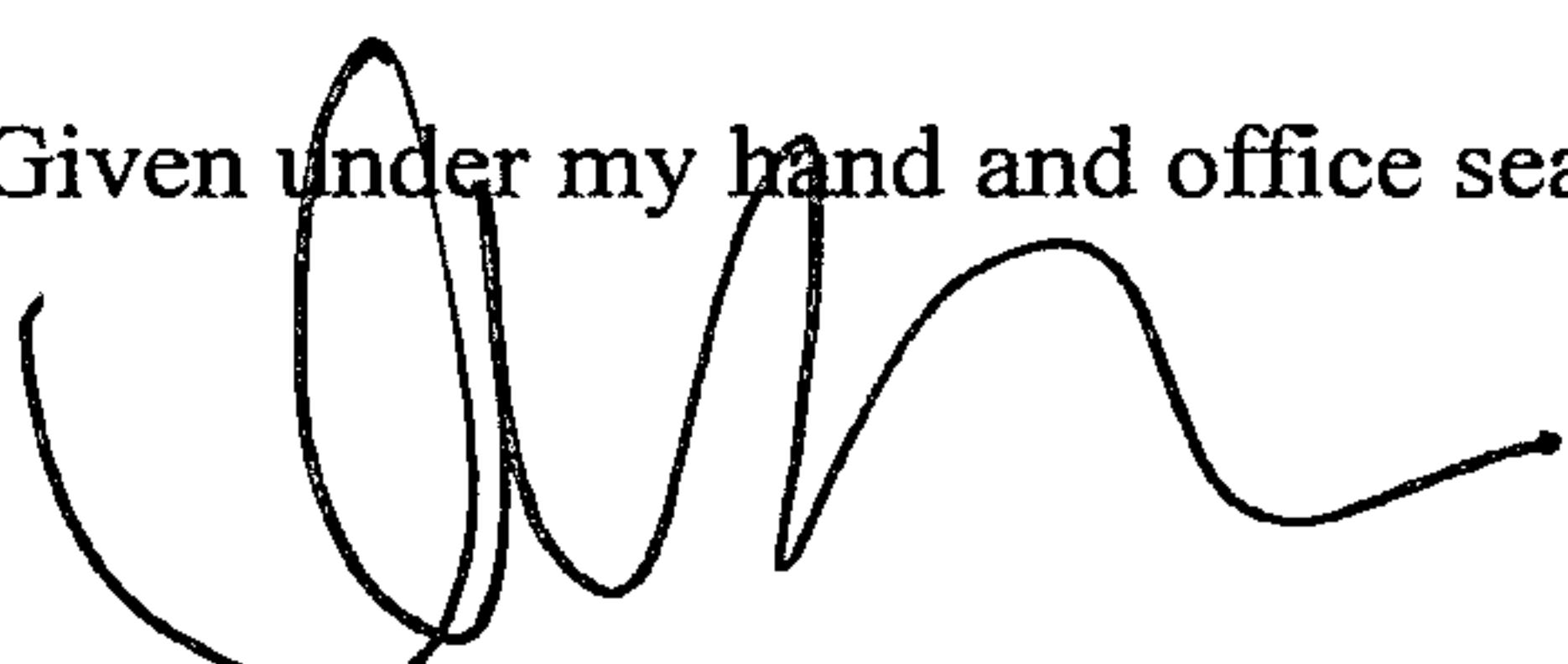
**THE ESTATE OF PATRICIA K. DURWARD,
DECEASED, JEFFERSON COUNTY
PROBATE CASE #19BHM00094**


**BY: GERARD J. DURWARD
ITS: PERSONAL REPRESENTATIVE AND
TRUSTEE**

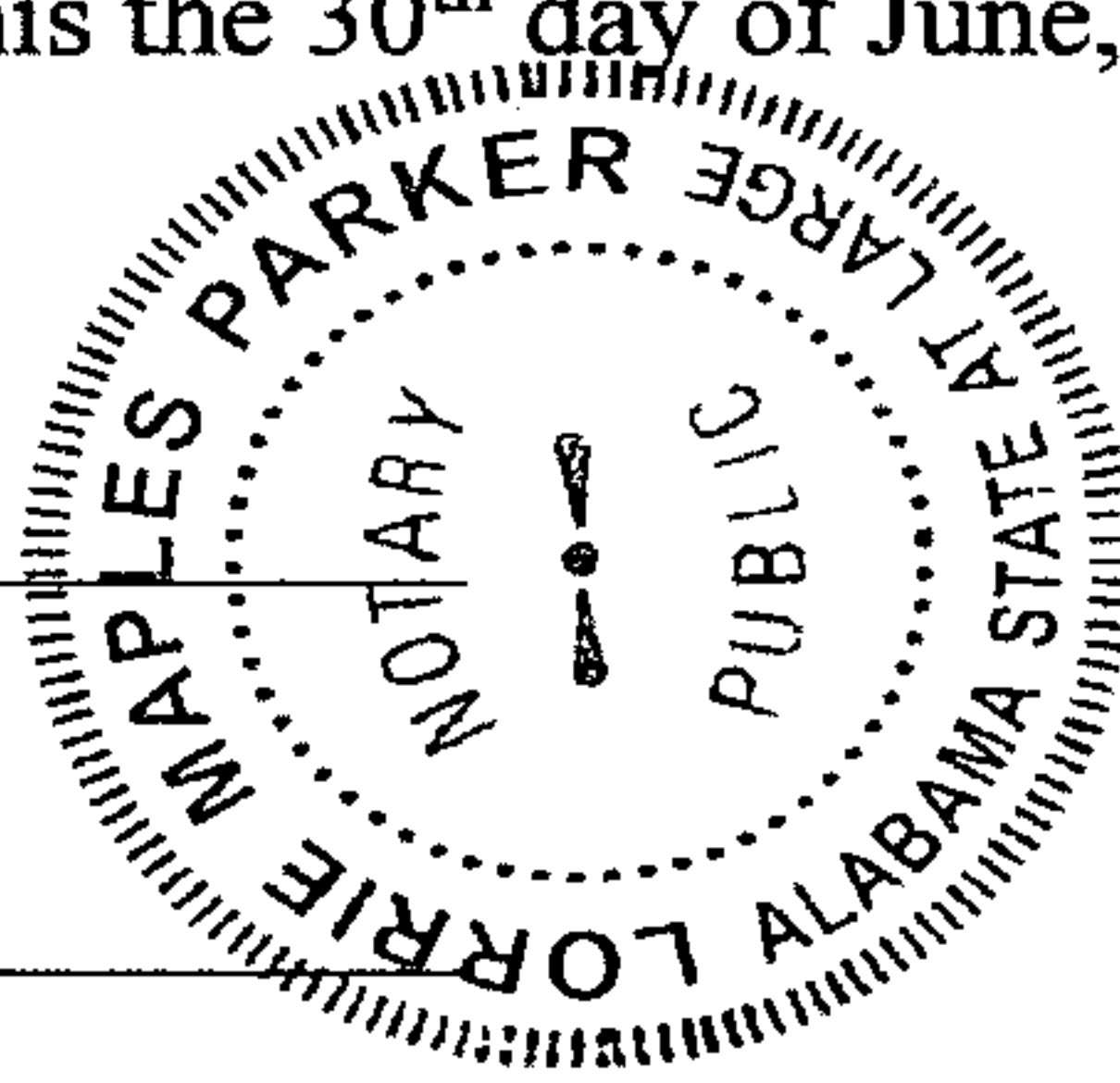
**STATE OF ALABAMA 0
COUNTY OF JEFFERSON 0**

I, the undersigned authority, a Notary Public for the State of Alabama, do hereby certify that Gerard J. Durward, whose name as Personal Representative and Trustee for the Estate of Patricia K. Durward, deceased, Jefferson County Probate Case #19BHM00094, 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 Trustee, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and office seal this the 30th day of June, 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	The Estate of Patricia K. Durward, Deceased, Jefferson County Probate Case No. 19BHM00094	Grantee's Name	David M. Clark Katherine W. Clark
Mailing Address	2600 Arlington Avenue South Unit 61 Birmingham, AL 35205	Mailing Address	93 Deerwood Lake Drive Harpersville, AL 35078
Property Address	93 Deerwood Lake Drive Harpersville, AL 35078	Date of Sale	June 30, 2022
		Total Purchase Price	\$749,900.00
		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 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.

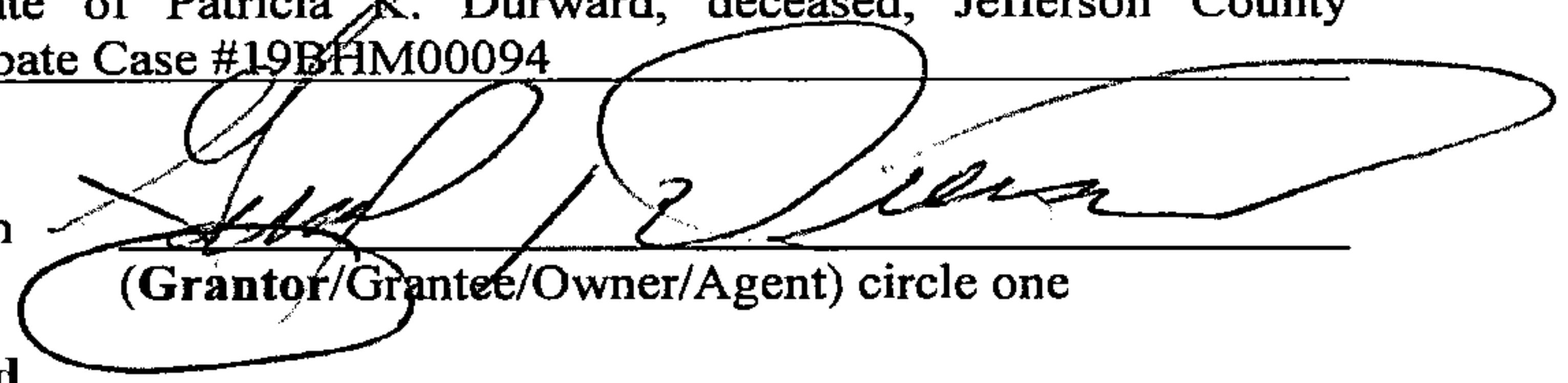
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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 30, 2022

Print Gerard J. Durward, as personal representative and trustee of the
Estate of Patricia K. Durward, deceased, Jefferson County
Probate Case #19BHM00094

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
 07/05/2022 12:34:30 PM
 \$179.00 BRITTANI
 20220705000265130

Form RT-1



Allie S. Boyd