

20220711000273160
07/11/2022 01:23:15 PM
DEEDS 1/4

Send Tax Notice to:
232 Silver Creek Pkwy
Alabaster, AL 35007

WARRANTY DEED WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY) KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TEN Dollars (\$10.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, we, **Sean M. McAllister, a married man, and his wife, Mary K. McAllister (also known as Mary B. McAllister)** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Joseph Benray Pineda, a married man, and his wife, Andrea Pineda** (herein referred to as grantees), as joint tenants with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

See Exhibit A attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD to 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 grantee does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And we do for ourselves and for our heirs, executors, and administrators, covenant with the said grantee, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 8th day of JULY, 2022

Sean McAllister 08 JUL 22
Sean M. McAllister

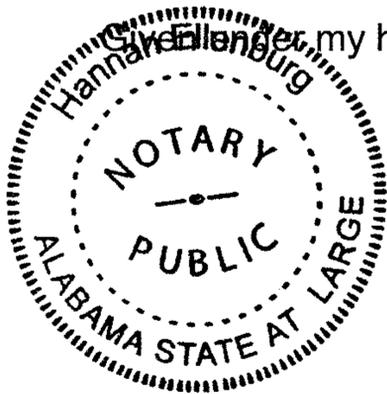
Mary B. McAllister 7/8/22
Mary B. McAllister

STATE OF ALABAMA)

GENERAL ACKNOWLEDGEMENT

Jefferson COUNTY)

I, Hannah Ellenburg, a Notary Public in and for said County, in said State, hereby certify that **Sean M. McAllister**, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.



Given under my hand and official seal this 8th day of July, 2022

[Signature]
NOTARY PUBLIC
3/15/24

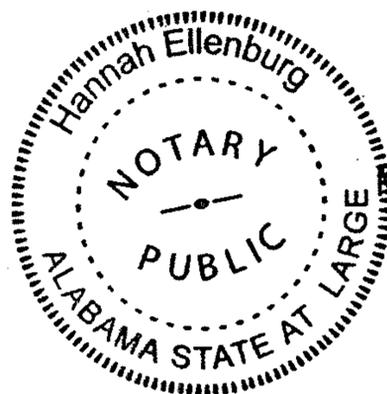
My Commission Expires: 3/15/24

STATE OF ALABAMA)

GENERAL ACKNOWLEDGEMENT

Jefferson COUNTY)

I, Hannah Ellenburg, a Notary Public in and for said County, in said State, hereby certify that **Mary B. McAllister**, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.



Given under my hand and official seal this 8th day of July, 2022

[Signature]
NOTARY PUBLIC
3/15/24

My Commission Expires: 3/15/24

THIS INSTRUMENT PREPARED BY
FREEMAN FITE
THE FITE LAW FIRM, LLC
Post Office Box 368
Anniston, Alabama 36202
Phone: 256-231-9330

EXHIBIT A

LEGAL DESCRIPTION:

Land in Shelby County, Alabama, being Lot No. 23, on the Survey of Silver Creek, Section 1, of record in Map Book 26, Page 144, Probate Office for Shelby County, Alabama, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Sean M McAllister and Mary K McAllister, by Warranty Deed from Betty Squyres and Jeff Squyres, wife and husband, dated June 28, 2016, of record in Instrument No. 20160701000229320, in the Probate Office for Shelby County, Alabama.

Real Estate Sales Validation Form

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

Grantor's Name Sean & Mary McAllister
Mailing Address 87 Willow Creek Dr.
Lincoln, AL 35096

Grantee's Name Joseph & Andrea Pineda
Mailing Address 232 Silver Creek Pkwy
Alabaster, AL
35007

Property Address 232 Silver Creek Pkwy Date of Sale 7/8/22
Alabaster, AL Total Purchase Price \$ 255,000.-
35007 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 |
| <u>Closing Statement</u> | |

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 7/8/22

Print Hannah Ellenburg

Unattested _____
(verified by)

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

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/11/2022 01:23:15 PM
\$51.00 JOANN
20220711000273160

Allie S. Boyd