

This Instrument was Prepared by:
Stuart J. Garner
Stuart J. Garner, LLC
1400 Urban Center Drive
Suite 470
Vestavia Hills, AL 35242
File No.: 2022179

Send Tax Notice To: Michael Paul Ward
Missy Deese Ward
115 Birkdale Lane
Pelham, AL 35124

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Six Hundred Twenty Five Thousand Dollars and No Cents (\$625,000.00)**, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **James D. Sumpter and Jennifer Sumpter, a married couple**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Michael Paul Ward and Missy Deese Ward**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, **the address of which is 115 Birkdale Lane, Pelham, AL 35124**; to wit;

LOT 2203, ACCORDING TO THE FINAL PLAT OF BIRKDALE AT BALLANTRAE, AS RECORDED IN MAP BOOK 49, PAGE 27, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Subject To:

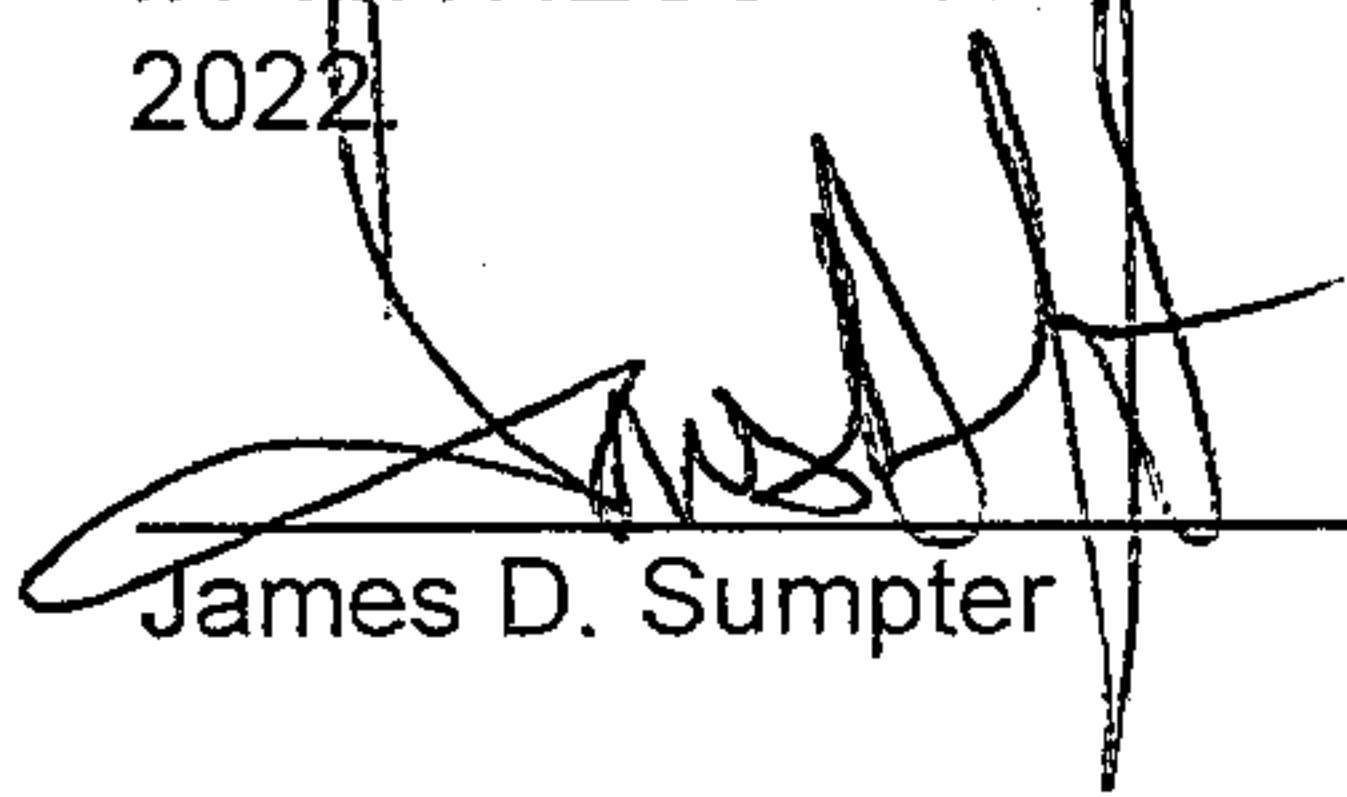
1. **Property Taxes for 2022, and subsequent years.**
2. **Covenants, Conditions and Restrictions (deleting therefrom, any restrictions indicating any preference, limitation, or discrimination based on race, color, religion, sex, handicap, family status, or national origin) as set forth in the document recorded in #20180419000131480 and Inst. #20180419000131490, and any amendments thereto,**
3. **Covenant for Storm Water Run-Off Control, as recorded in Inst. #20190307000073410,**
4. **Terms and conditions as set forth in Inst. #20020711000321840,**
5. **Grant of Land Easement for an Underground Subdivision to Alabama Power Company as recorded in Inst. #20190402000104450, in the Probate Office of Shelby County, Alabama.**
6. **Existing easements, restrictions, set-back lines, rights of way, limitations, and mineral and mining rights of record.**

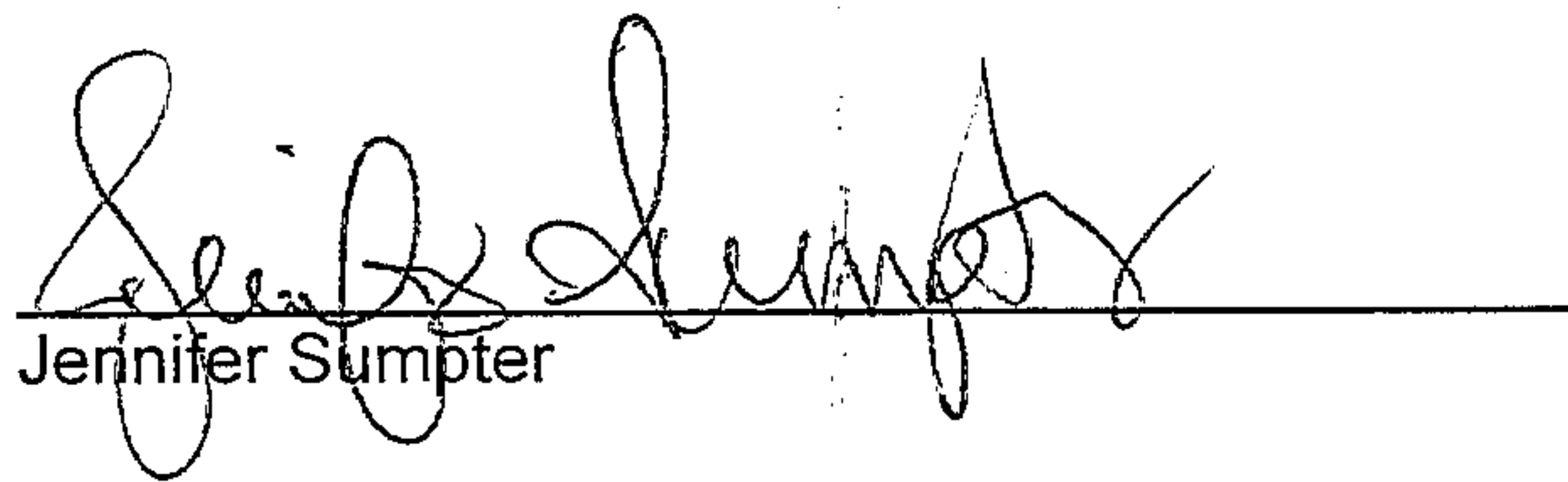
\$557,700.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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 person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 8th day of July, 2022.


James D. Sumpter


Jennifer Sumpter

State of Alabama

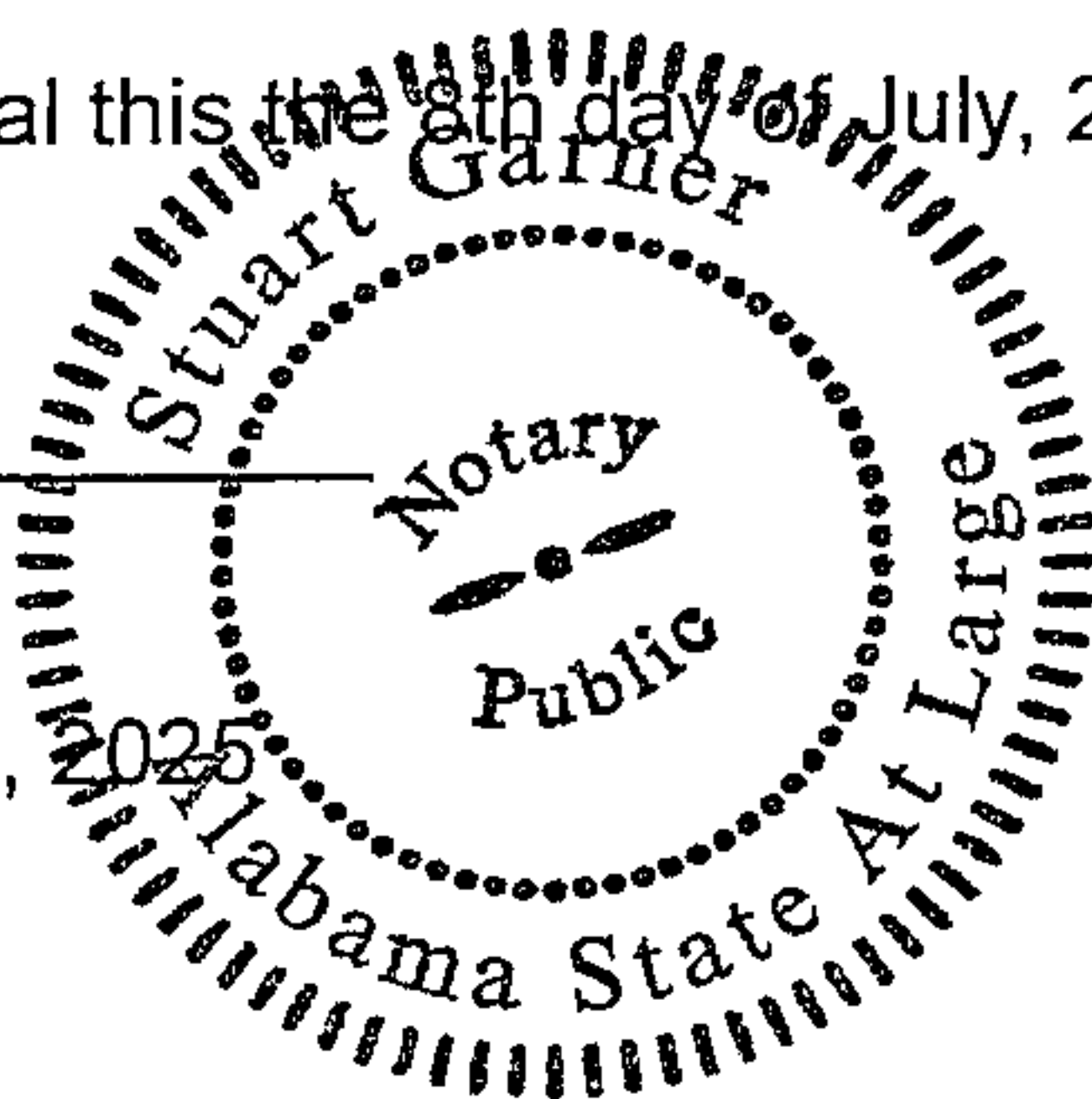
County of Jefferson

I, Stuart J. Garner, a Notary Public in and for the said County in said State, hereby certify that James D. Sumpter and Jennifer Sumpter, 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 executed the same voluntarily on the day the same bears date.

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


Notary Public, State of Alabama
Stuart J. Garner

My Commission Expires: August 19, 2025



Real Estate Sales Validation Form

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

Grantor's Name	James D. Sumpter Jennifer Sumpter	Grantee's Name	Michael Paul Ward Missy Deese Ward
Mailing Address	341 Woodward Court Hoover, AL 35242	Mailing Address	115 Birkdale Lane Pelham, AL 35124
Property Address	115 Birkdale Lane Pelham, AL 35124	Date of Sale	July 08, 2022
		Total Purchase Price	\$625,000.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input checked="" type="checkbox"/> 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.


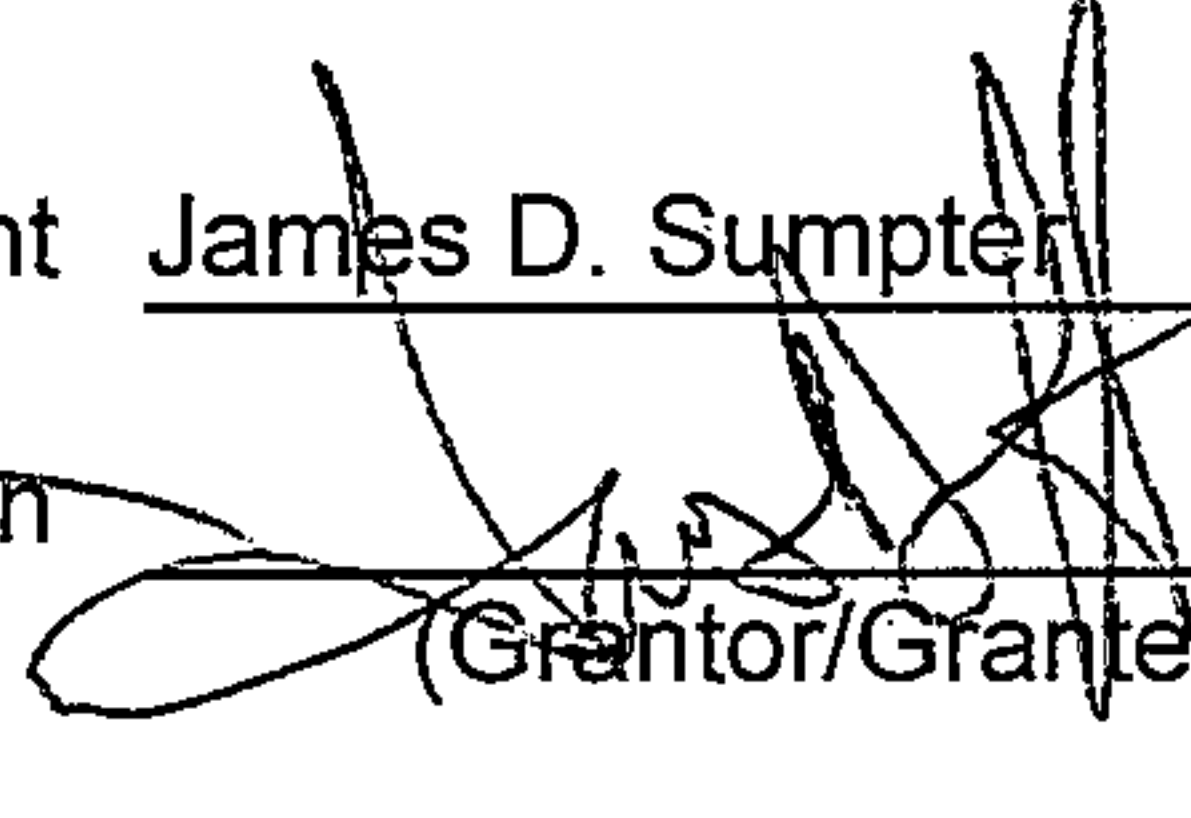
Date of Sale - the date on which interest to the property was conveyed.

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 of 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	July 07, 2022	Print	James D. Sumpter
Unattested		Sign	
	(verified by)		(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/11/2022 02:17:52 PM
\$92.50 JOANN
20220711000273260

Allen S. Bayl