This Instrument was Prepared by:

Send Tax Notice To: Randall Simmons
Susan T. Simmons

Mike T. Atchison, Attorney at Law 101 West College Street Columbiana, AL 35051

File No.: S-22-28450

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 Eighty Five Thousand Dollars and No Cents (\$85,000.00), the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, Caiden Sinclair and Allison Sinclair, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto Randall Simmons and Susan T. Simmons, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

Lot 4, according to the Survey of Cartville Estates as recorded in Map Book 56, Page 24, in the Probate Office of Shelby County, Alabama

Property may be subject to taxes for 2022 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$0.00 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 11th day of July, 2022.

Caiden Sinclair

Allison Sinclair

State of Alabama

County of Shelby

Caiden Sinclair and Allison Sinclair, 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 11th day of July, 2022.

Notary Public, State of Alabama

My Commission Expires: ゴーノ かしょく

Real Estate Sales Validation Form

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

Grantor's Name	Caiden Sinclair Allison Sinclair	Grantee's Name	Randall Simmons Susan T. Simmons
Mailing Address	165 N Horton Rd Vilsonville AL 35186	Mailing Address	
Property Address	1215 Hwy 77 Columbiana, AL 35051	Total Purchase Price 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 Appraisal 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 of the assessor's current market value.			
valuation, of the pro-	ed and the value must be determined, operty as determined by the local officion and the taxpayer will be penalized.	al charged with the respon	sibility of valuing property for property
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 06, 2022		Print <u>Caiden Sinclai</u>	F
Unattested		Sign	
18-20x	(verified by) iled and Recorded Official Public Records udge of Probate, Shelby County Alabama, Cour		Grantee/Owner/Agent) circle one

AHAM!

Clerk
Shelby County, AL
07/12/2022 08:09:07 AM
\$110.00 JOANN
20220712000273510

Form RT-1

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