

This instrument prepared by:
Michael Galloway
3500 Blue Lake Drive, Suite 320
Birmingham, AL 35223

SEND TAX NOTICE TO:
David Suedkamp and Connie M Suedkamp
10472 Chelsea Road
Chelsea, AL 35043

WARRANTY DEED
Joint With Right Of Survivorship

STATE OF ALABAMA)
)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Two Hundred Thirty-Five Thousand And No/100 Dollars (\$235,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Casandra L. Taylor and Justin R. Taylor, a married couple (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto David Suedkamp and Connie M Suedkamp (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

Lot 3, according to the Survey of Gentry Family Subdivision, as recorded in Map Book 45, Page 66, in the Probate Office, Shelby County, Alabama.

ALSO: an easement for ingress and egress and public utilities more particularly described as follows:
Commence at the NE corner of the NW 1/4 of NW 1/4 of Section 2, Township 20 south, Range 1 West, Shelby County, Alabama, and run in a southerly direction along the east line of said 1/4 - 1/4 section for a distance of 656.98 feet to an existing #4 iron rebar; thence turn an angle to the right of 106 degrees 37' 59" and run in a northwesterly direction for a distance of 198.04 feet to an existing iron rebar set by Weygand and being the point of beginning; thence continue in a northwesterly direction along last mentioned course for a distance of 416.96 feet to an existing #4 iron rebar; thence turn an angle to the right of 90 degrees 01' 12" and run in a northeasterly direction for a distance of 20.0 feet; thence turn an angle to the right of 85 degrees 35' and run in a southeasterly direction for a distance of 417.31 feet; thence turn an angle to the right of 93 degrees 26' 09" and run in a southwesterly direction for a distance of 52 feet, more or less, to the Point of Beginning.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

GRANTOR CASANDRA L. TAYLOR IS ONE AND THE SAME PERSON AS CASANDRA L. BELL, THE GRANTEE IN THAT CERTAIN WARRANTY DEED DATED 09/16/16, RECORDED 09/23/16, IN INST # 20160923000347670, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy 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 does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on this 11th day of

July, 20 22.

Cassandra L. Taylor
Cassandra L. Taylor

Justin R. Taylor
Justin R. Taylor

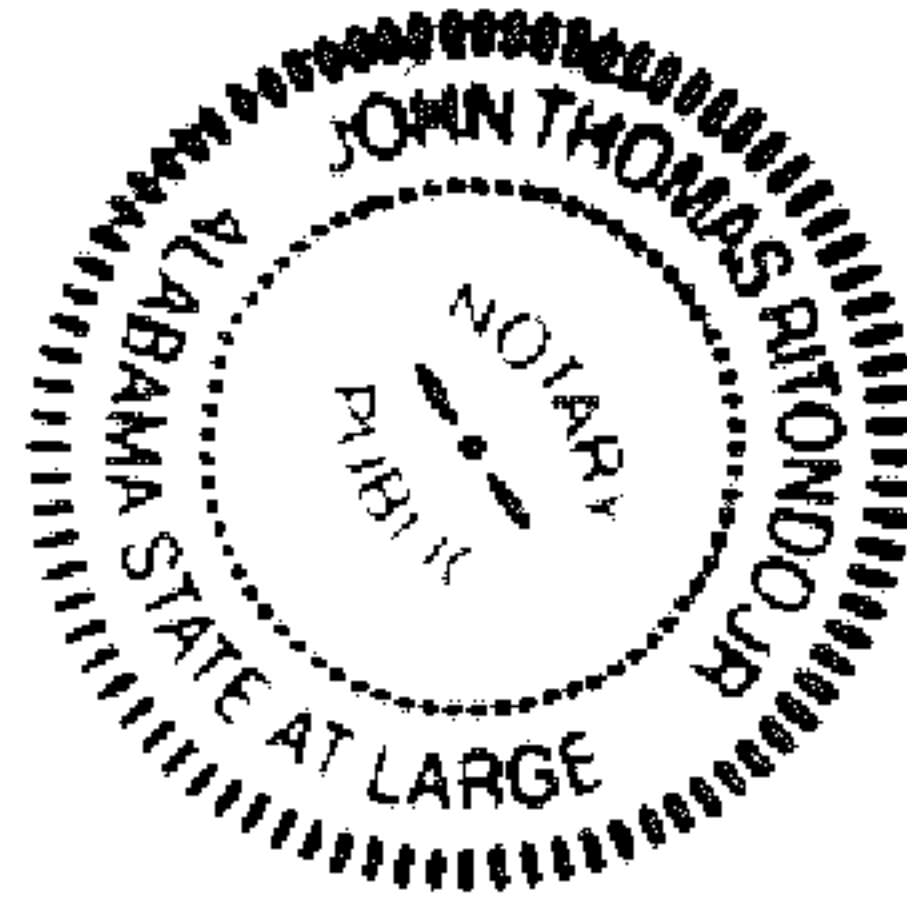
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Cassandra L. Taylor and Justin R. Taylor 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 on this 11th day of July, 2022

[Signature]
Notary Public

My commission expires:



John Thomas Ritondo, Jr.
Notary Public, Alabama State At Large
My Commission Expires August 29, 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	Casandra L. Taylor and Justin R. Taylor	Grantee's Name	David Suedkamp and Connie M Suedkamp
Mailing Address	10472 Chelsea Road Chelsea, AL 35043	Mailing Address	10472 Chelsea Road Chelsea, AL 35043
Property Address	10472 Chelsea Road Chelsea, AL 35043	Date of Sale	July 11, 2022
		Total Purchase Price	\$235,000.00
		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)

☐ 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 - Casandra L. Taylor and Justin R. Taylor, 10472 Chelsea Road, Chelsea, AL 35043.

Grantee's name and mailing address - David Suedkamp and Connie M Suedkamp, 10472 Chelsea Road, Chelsea, AL 35043.

Property address - 10472 Chelsea Road, Chelsea, AL 35043

Date of Sale - July 11, 2022.

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: July 11, 2022

Sign _____
 Agent



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/12/2022 09:16:30 AM
\$264.00 BRITTANI
20220712000273890

Allen S. Boyd