

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

SEND TAX NOTICE TO:  
Michael Kurtis Long and Rhonda Long  
101 North Lake Drive  
Hoover, AL 35242

## 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 Seven Hundred Sixty Thousand And No/100 Dollars (\$760,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Cary P. Cavender, an unmarried person (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Michael Kurtis Long and Rhonda Long (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 1, according to the First Amended Map of Greystone Farms North, Phase 1, as recorded in Map Book 23, Page 57, in the Office of the Judge of Probate of Shelby County, Alabama.

Together with the nonexclusive easement to use the private roadways, Common Areas and Hugh Daniel Drive, all are more particularly described in the Greystone Farms North Declaration of Covenants, Conditions and Restrictions, recorded as Instrument # 1996-17498, in the Probate Office of Shelby County, Alabama (which together with all amendments thereto, is hereinafter collectively referred to as the "Declaration")

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.

CARY P CAVENDER IS THE SURVIVING GRANTEE OF THAT CERTAIN WARRANTY DEED RECORDED IN JEFFERSON COUNTY INST 20210611000285980 THE OTHER GRANTEE, KAREN CAVENDER HAVING DIED ON OR ABOUT SEPTEMBER 11, 2021.

Subject to a third party mortgage in the amount of \$608,000.00 executed and recorded simultaneously herewith.

**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 13<sup>rd</sup> day of

July, 20 22.

Cary P. Cavender

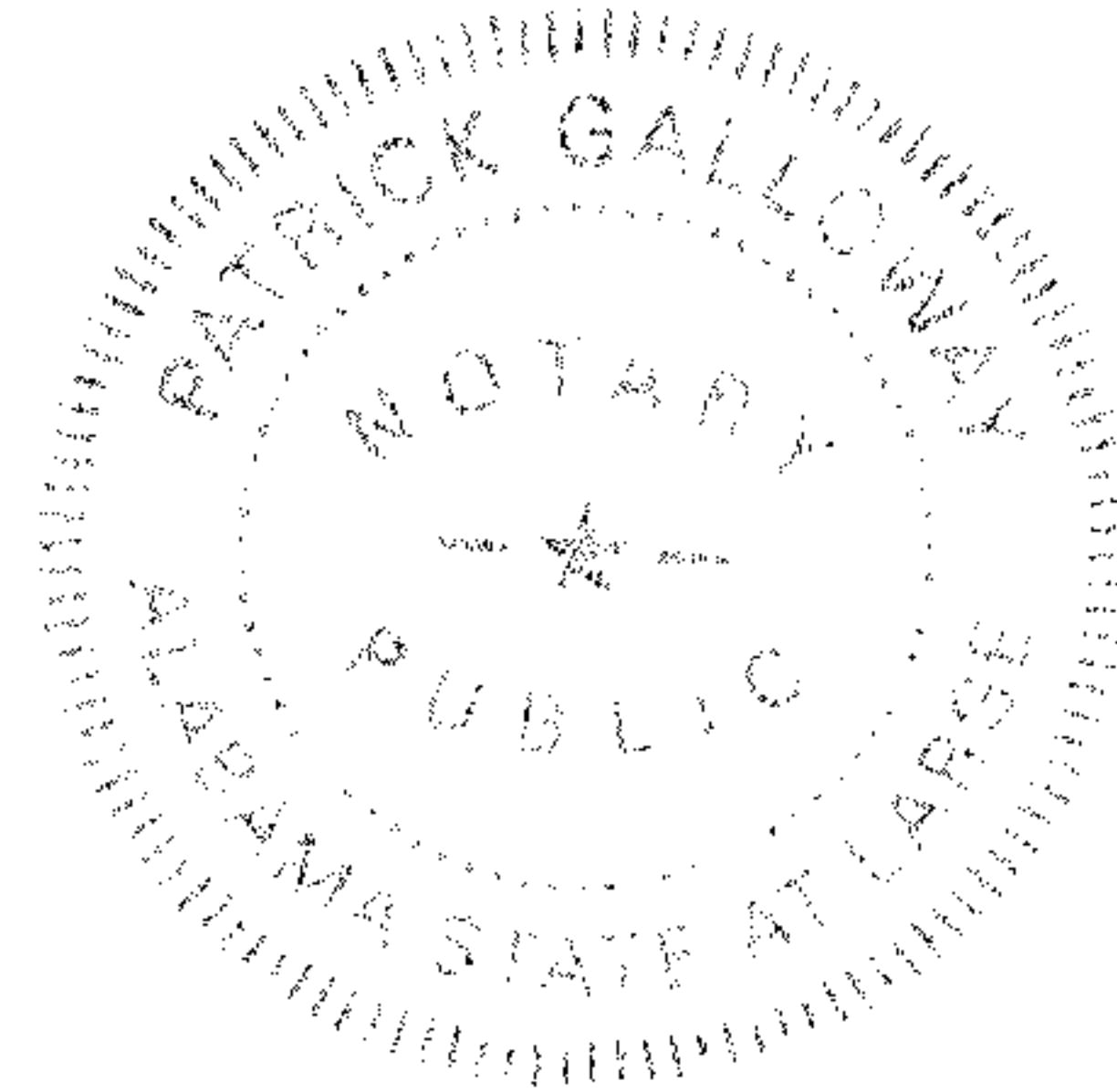
STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Cary P. Cavender 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 13<sup>th</sup> day of July, 20 22.

Notary Public

My commission expires 10-04-2025



**Real Estate Sales Validation Form**

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

Grantor's Name Cary P. Cavender

Grantee's Name Michael Kurtis Long and Rhonda Long

Mailing Address 101 North Lake Drive  
Hoover, AL 35242Mailing Address 101 North Lake Drive  
Hoover, AL 35242Property Address 101 North Lake Drive  
Hoover, AL 35242Date of Sale July 13, 2022  
Total Purchase Price \$760,000.00**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  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 - Cary P. Cavender, 101 North Lake Drive, Hoover, AL 35242.

Grantee's name and mailing address - Michael Kurtis Long and Rhonda Long, 101 North Lake Drive, Hoover, AL 35242.

Property address - 101 North Lake Drive, Hoover, AL 35242

Date of Sale - July 13, 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.

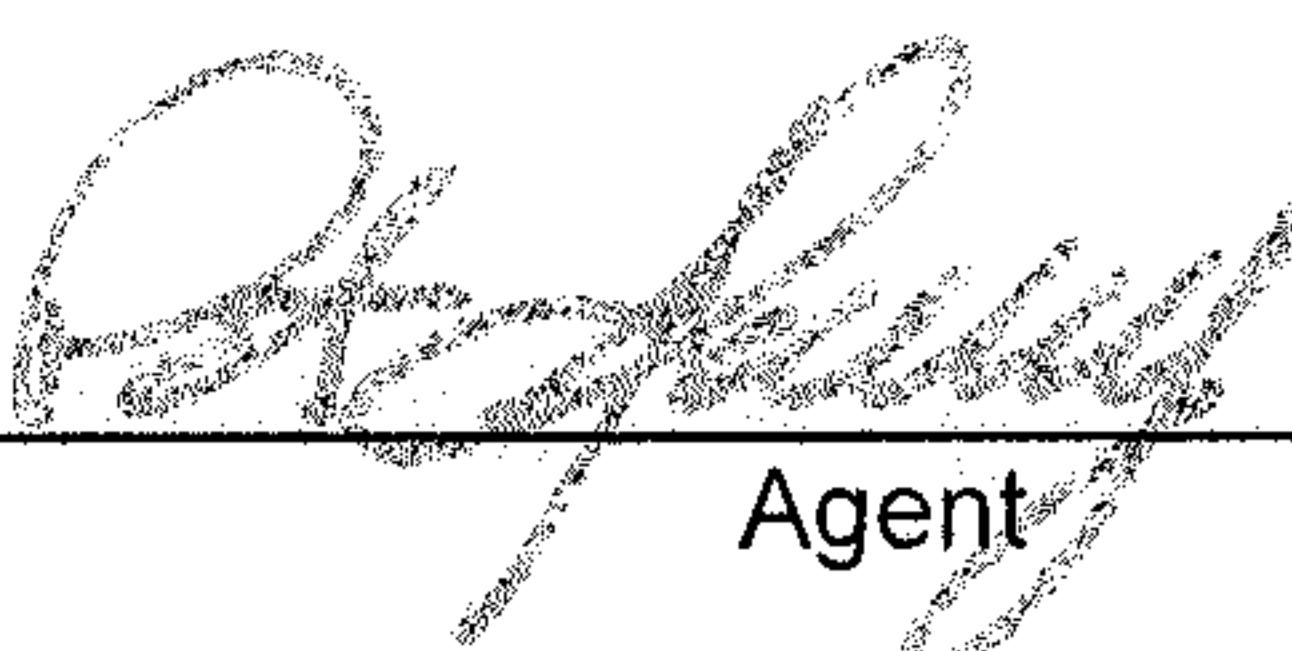
Actual Value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

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).

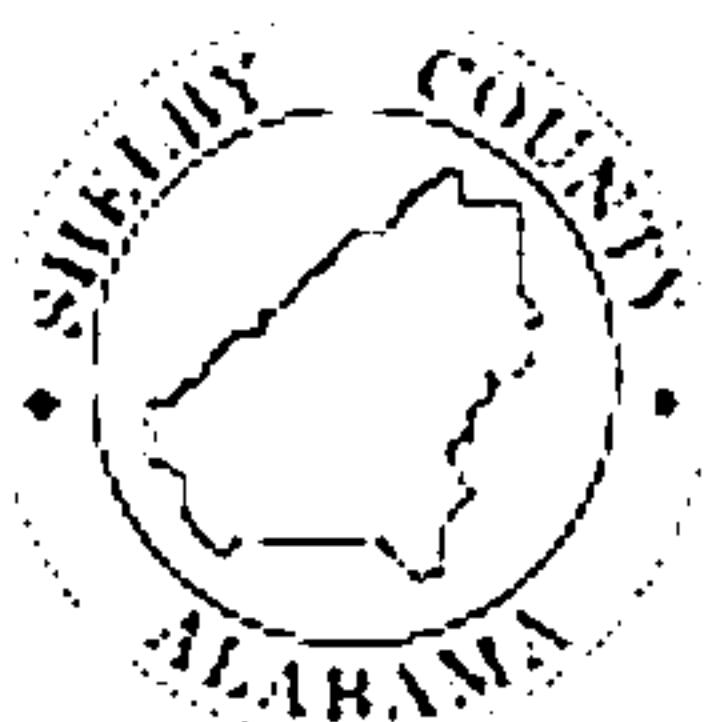
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 & 40-22-1 (h).

Date: July 13, 2022

Sign



Agent



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 07/14/2022 11:07:56 AM  
 \$180.00 BRITTANI  
 20220714000278360

