

20220729000298210
07/29/2022 02:23:48 PM
DEEDS 1/2

Send Tax Notice To: Kelby Austin Jennings
Kelsey Lashea Horton

File No.: S-22-28482

**WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

1 Know All Men by These Presents:

That in consideration of the sum of **Seventy Five Thousand Dollars and No Cents (\$75,000.00)**, 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, **Shawn W. Myers and Amy K. Myers**, husband and wife (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Kelby Austin Jennings and Kelsey Lashea Horton**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to wit;

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.

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.

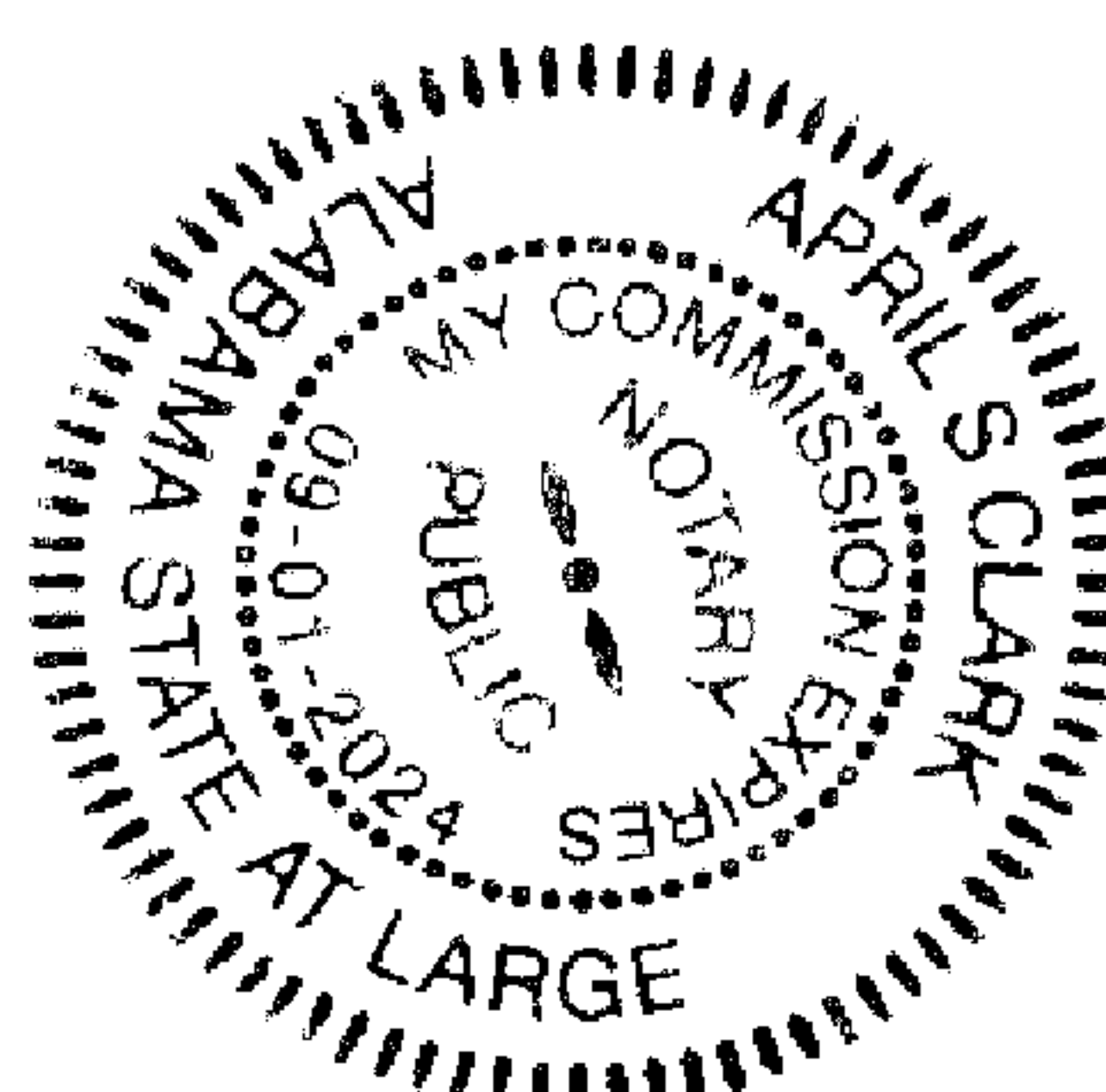
IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 29th day of July, 2022.


Amy K. Myers

County of Shelby

Given under my hand and official seal this the 29th day of July, 2022.

My Commission Expires: 9/1/2020



Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name	Shawn W. Myers Amy K. Myers	Grantee's Name	Kelby Austin Jennings Kelsey Lashea Horton
Mailing Address	<u>409 ACE R TRAIL</u> <u>ALABAMA, AL 35001</u>	Mailing Address	<u>19382 Hwy 195 Shelby AL 35143</u>
Property Address	<u>0 Paradise Point Drive</u> <u>Columbiana, AL 35051</u>	Date of Sale	<u>July 29, 2022</u>
		Total Purchase Price	<u>\$75,000.00</u>
		or	
		Actual Value	<u></u>
		or	
		Assessor's Market Value	<u></u>

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 - 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.

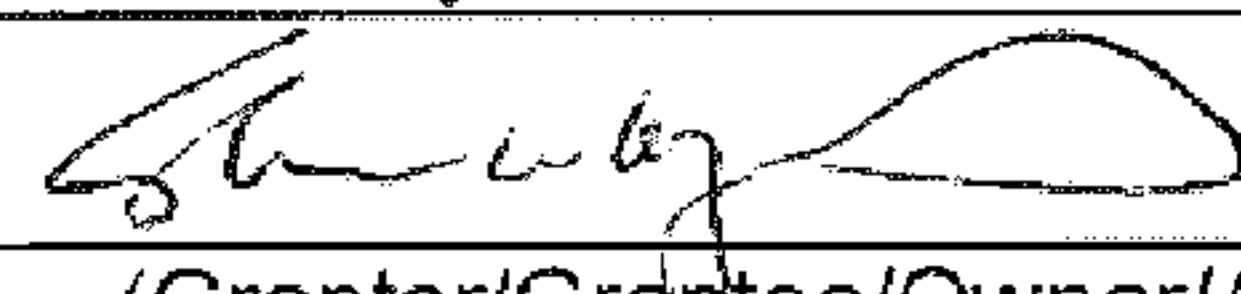
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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 28, 2022

Print Shawn W. Myers

Unattested

Sign 

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded (verified by)
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/29/2022 02:23:48 PM
\$44.00 CHARITY
20220729000298210

Allen S. Bayl

Form RT-1