

20220801000299120
08/01/2022 10:09:09 AM
DEEDS 1/3

This instrument was prepared by:
Daniel Odrezin
Daniel Odrezin, LLC
3138 Cahaba Heights Road
Birmingham, AL 35243

Send tax notice to:
Julia Nelson and Brandon Nelson
6733 Remington Cir
Pelham, AL 35124

WARRANTY DEED - Joint Tenants with Right of Survivorship

STATE OF ALABAMA)

COUNTY OF SHELBY)

That in consideration of **FOUR HUNDRED EIGHTEEN THOUSAND AND 00/100 DOLLARS (\$418,000.00)**, to the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, we, **Richard Sturm and Melonie Sturm, a married couple**, (herein referred to as Grantors) do hereby grant, bargain, sell and convey unto **Julia Nelson and Brandon Nelson**, as joint tenants with right of survivorship (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 16, according to the Map and Survey of Quail Run, Phase III, a residential subdivision as recorded in Map Book 7, Page 159, in the Probate Office of Shelby County, Alabama.

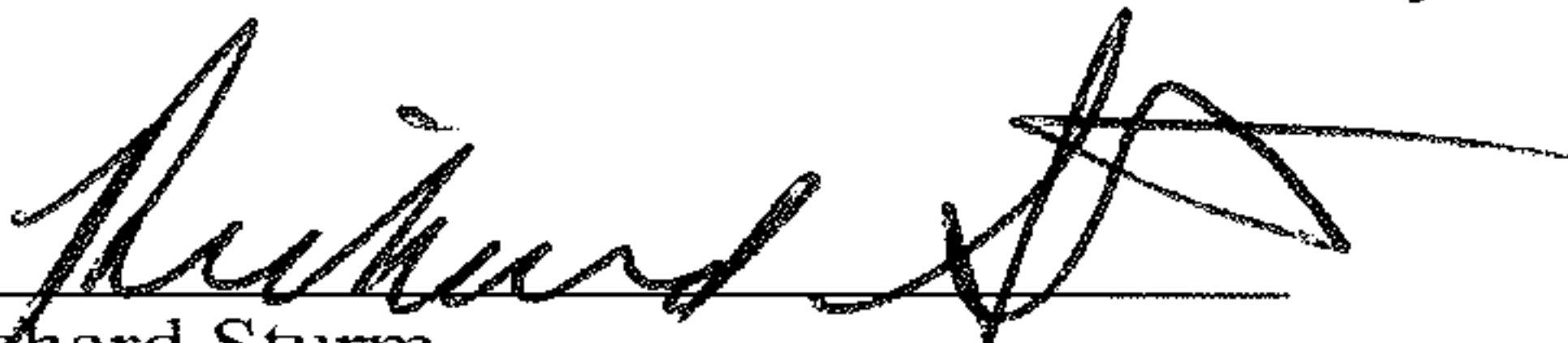
SUBJECT TO ALL MATTERS OF RECORD


205,000.00 of the purchase price recited above has been paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantees, as joint tenants, with right of survivorship, their heirs and assigns forever, it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby 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.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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 persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 29th day of July, 2022.


Richard Sturm


Melonie Sturm

STATE OF ALABAMA)

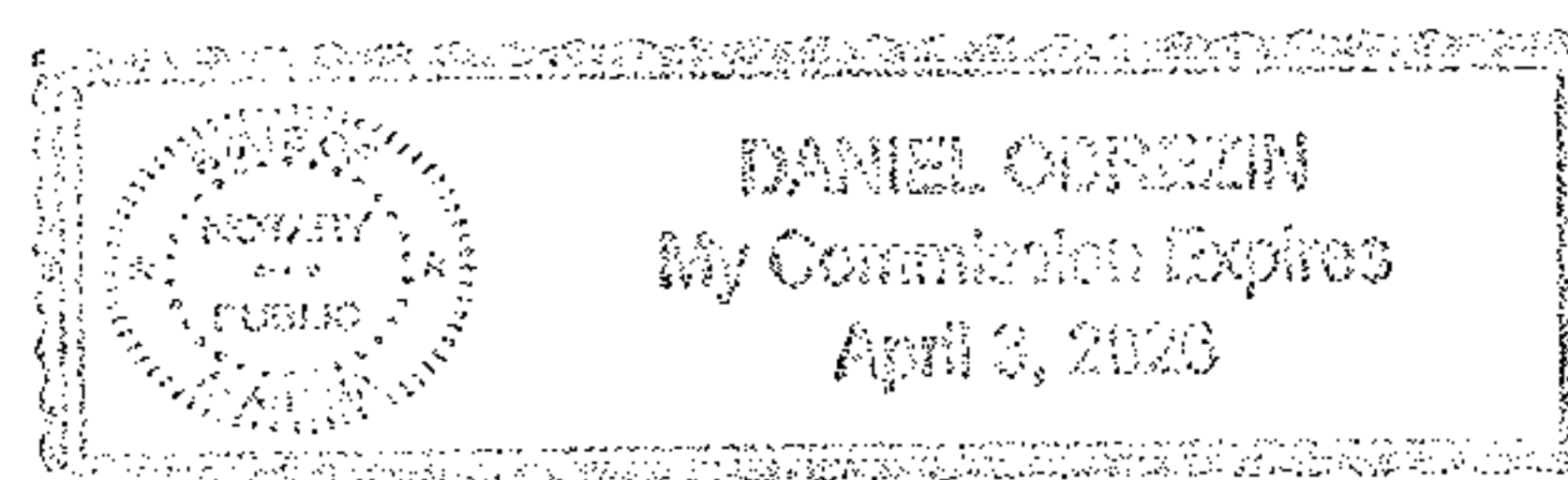
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Richard Sturm and Melonie Sturm, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

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


Notary Public

My Commission Expires: _____



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

Grantor's Name Richard Sturm and Melonie Sturm
 Mailing Address 1550 Woods of Riverchase Dr
Suite 101
Birmingham, AL 35244

Property Address 6733 Remington Cir
Pelham, AL 35124

Grantee's Name Julia Nelson and Brandon Nelson
 Mailing Address 6733 Remington Cir
Pelham, AL 35124

Date of Sale July 29, 2022
 Total Purchase Price \$418,000.00
 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 - 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 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 29, 2022

☐ Unattested

 (verified by)

Print: Shannon Anderson
 Sign Shannon Anderson
 (Grantor/Grantee/ Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 08/01/2022 10:09:09 AM
 \$241.00 BRITTANI
 20220801000299120

Form RT-1

Alvin S. Byrd