This Instrument was Prepared by:

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

File No.: S-22-28490

Send Tax Notice To: Blakely A. McBee

Lauren Pence
185 Botton, Row
Wilsonville, DC 35186

## 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 Seven Hundred Six Thousand Dollars and No Cents (\$706,000.00), 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, Zeke Eldridge and Sylvia A. Eldridge, husband and wife (herein referred to as Grantor, whether one or more), grant, Blakely A. McBee and Lauren Pence (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 map and survey of River Oaks, as recorded in Map Book 18, Page 70, 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.

**\$647,200.00** 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 5th day of August 2022

Zeke Eldridge

Sylvia A. Eldridge

State of Alabama

County of Shelby

I, Michael Miles, a Notary Public in and for the said County in said State, hereby certify that Zeke Eldridge and Sylvia A. Eldridge, 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 5th day of August, 2022.

Notary Public, State of Alabama

My Commission Expires: 9-1-4

## Real Estate Sales Validation Form

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

Grantor's Name	Zeke Eldridge	Grantee's Name	Blakely A. McBee Lauren Pence
Mailing Address	2/7 CAHABA BALS INDIAN SPRINGS, A	ー ファン ランツ	1. 21
Property Address	185 Battery Row. Wilsonville, AL 35186		
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 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 <u>Code of Alabama 1975</u> § 40-22-1 (h).			
•	of my knowledge and belief that the in that any false statements claimed on 1975 § 40-22-1 (h).		
Date August 03, 2	022	Print Zeke Eldridge	
Unattested		Sign Sign	
July Constitution of the c	iled and Recorded (verified by) Ifficial Public Records Idge of Probate, Shelby County Alabama, County Ierk Ielby County, AL 8/05/2022 03:11:28 PM	(Grantof/	Frantee/Owner/Agent) circle one

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**\$84.00 JOANN** 

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