

originals

SEND TAX NOTICE TO:

Jessie N. Sharp & Kimberly Lynn Sharp
1944 18th Street
Calera, AL 35040.



20220811000314700 1/2 \$26.00
Shelby Cnty Judge of Probate, AL
08/11/2022 03:21:40 PM FILED/CERT

This instrument was prepared by:

JEAN C. COLLUM
111 SILVERLEAF DRIVE
PELHAM, AL 35124

WARRANTY DEED. JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)

SHELBY COUNTY)

KNOWN BY ALL MEN THESE PRESENTS

That in consideration of **ONE HUNDRED TWENTY SIX THOUSAND AND NO/00 DOLLARS (\$126,000.00)**

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

JEAN C. COLLUM, A MARRIED WOMAN

(herein referred to as grantors) do grant, bargain, sell and convey unto

JESSIE N. SHARP AND WIFE, KIMBERLY LYNN SHARP

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in SHELBY County, Alabama to-wit:

Lot 17, according to the survey of Farris Estates, as recorded in Map Book 4, Page 13, in the Probate Office of Shelby County, Alabama, less and except ten (10) feet along the West side of said lot.

This conveyance is subject to easements and restrictions of record.

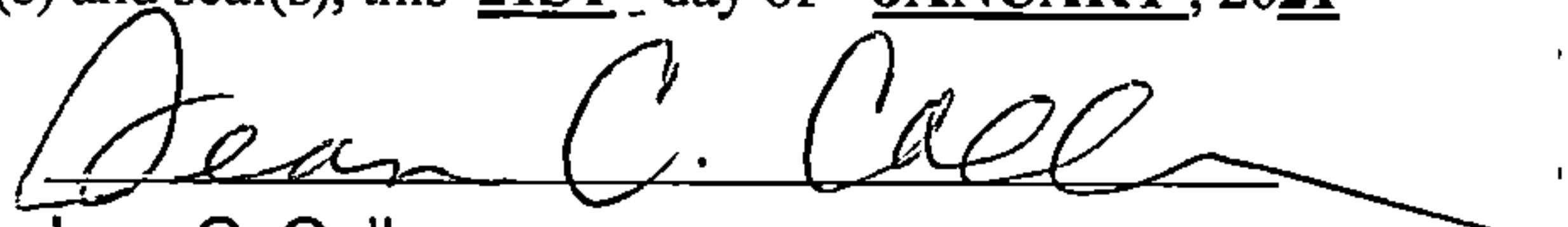
This property does not constitute the homestead of the grantor nor the grantor's spouse.

ONE HUNDRED TWENTY FIVE THOUSAND AND NO/100 DOLLARS (\$125,000.00) of the above recited consideration was paid from the proceeds of a purchase money mortgage executed simultaneously with the delivery of this deed.

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 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 persons.

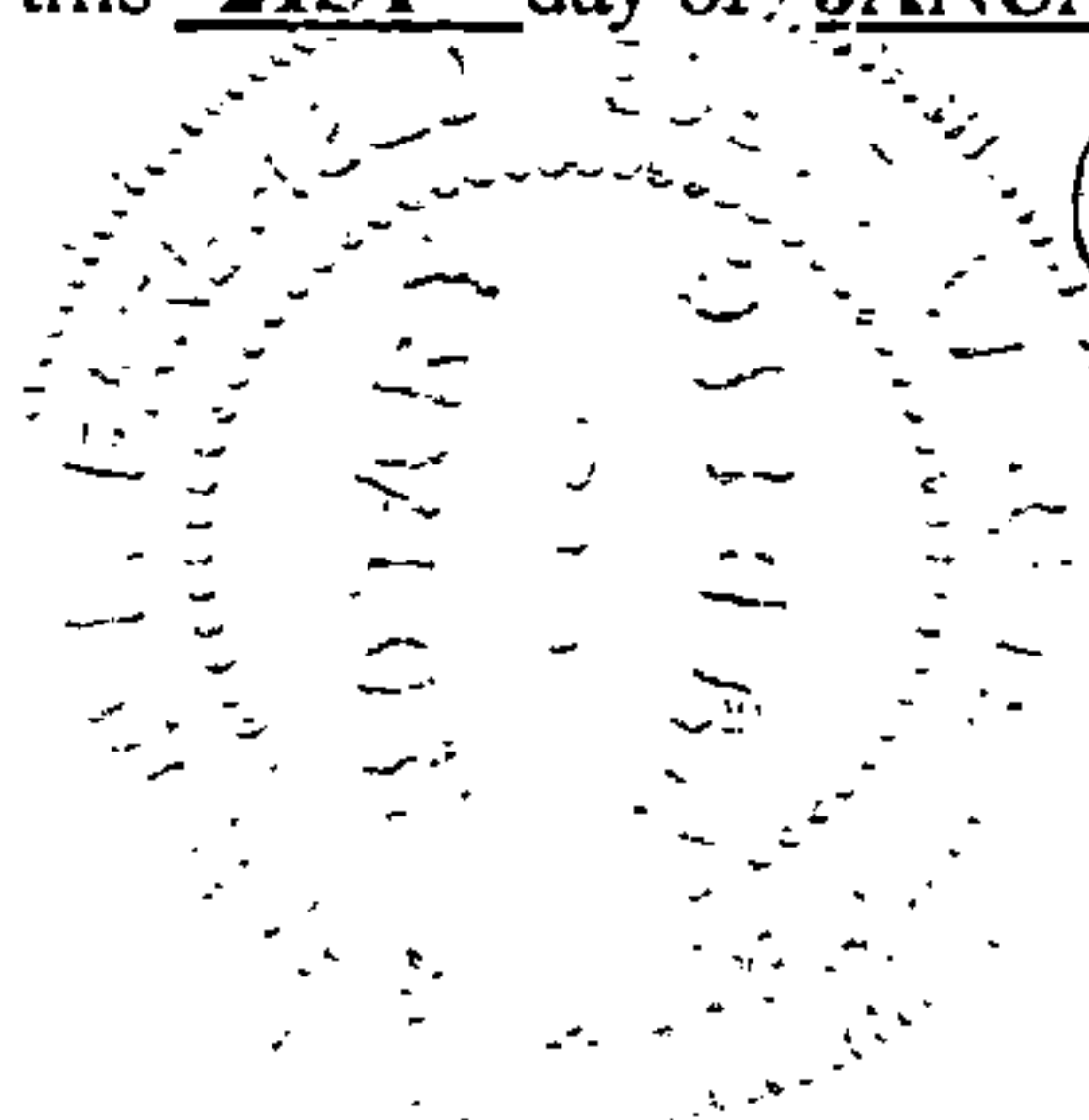
IN WITNESS WHEREOF, I have hereunto set MY hand(s) and seal(s), this 21ST day of JANUARY, 2021

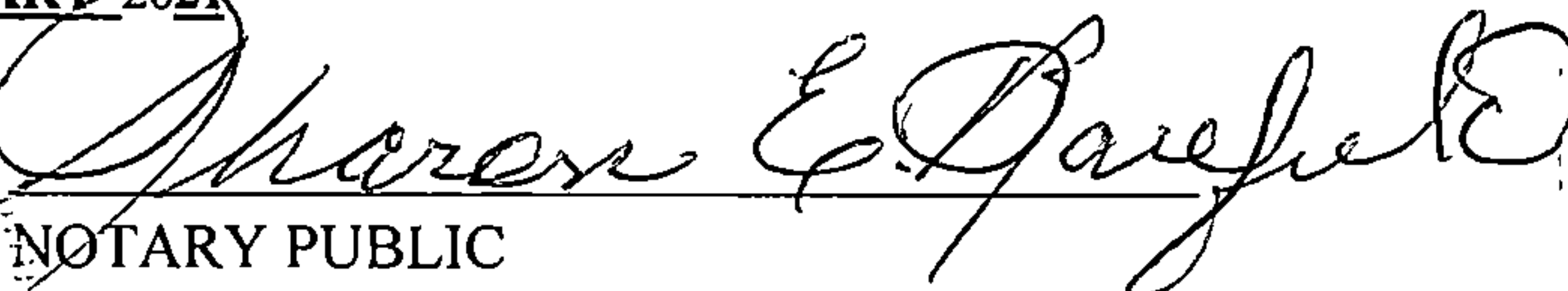

Jean C. Collum.

STATE OF ALABAMA
Shelby COUNTY

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that Jean C. Collum, a married woman, whose name IS signed to the foregoing conveyance, and who IS known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance SHE executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21ST day of JANUARY, 2021




NOTARY PUBLIC

Comm Expires 2-15-2021

Shelby County, AL 08/11/2022
State of Alabama
Deed Tax: \$1.00

Real Estate Sales Validation Form

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

Grantor's Name JEAN COLLUM
Mailing Address 111 SILVERCREEK DR
PELHAM AL 35124

Grantee's Name Jesse N + Kimberly Lynn
Mailing Address 1944 18th ST
CALERA AL 35040

Property Address 1944 18th ST
CALERA AL 35040

Date of Sale 1-21-2022
Total Purchase Price \$ 126,000.

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 8-11-2022

Print SHARON BAREFIELD
Sign Sharon Barefield
(Grantor/Grantee/Owner/Agent) circle one

Unattested



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Form RT-1