

20220815000318390
08/15/2022 11:24:31 AM
DEEDS 1/3

This instrument was prepared by:
Michael Reagan Reeves, Jr., Esq.
Reagan Reeves & Associates, LLC
1 Perimeter Park South, Suite 440S
Birmingham, AL 35243

Send tax notice to:
Leonard A. Rose
1005 10th Place Southwest
Alabaster, AL 35007

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **THREE HUNDRED TWENTY NINE THOUSAND AND 00/100 Dollars (\$329,000.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **Geoffrey G. Belcher and Miriam T. Belcher, Husband and Wife** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Leonard A. Rose and Retha D. Rose** (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 6, according to the Survey of Thompson Plantation, as recorded in Map Book 11, Page 53, in the Probate office of Shelby County, Alabama.

Subject to:

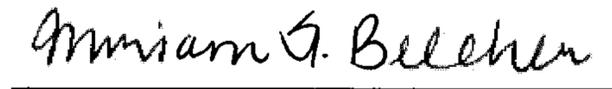
1. Taxes for the year 2022 and all subsequent years.
2. Existing easements, encroachments, encumbrances, restrictions, rights of way, building lines, and limitations, if any, of record.
3. **\$27,650.00** of the consideration herein was paid from the proceeds of a mortgage filed simultaneously herewith.

TO HAVE AND TO HOLD to 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 grantee 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 grantee, 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seals(s), this 12th day of August, 2022.

 (SEAL)
Geoffrey G. Belcher

 (SEAL)
Miriam T. Belcher

GENERAL ACKNOWLEDGEMENT

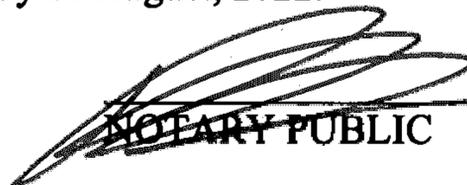
STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Geoffrey G. Belcher and Miriam T. Belcher whose name(s) is (are) signed to the foregoing conveyance and who is (are) known to me, acknowledged before me on this date, 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 12th day of August, 2022.

Phillip W. Smith
Notary Public, Alabama State At Large
My Commission Expires February 24, 2025


NOTARY PUBLIC

My Commission Expires: 02/24/2025

Real Estate Sales Validation Form

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

Grantor's Name Geoffrey G. Belcher and Miriam T. Belcher

Grantee's Name Leonard A. Rose and Retha D. Rose

Mailing Address 131 County Road 220
Cullman, AL 35057

Mailing Address 1005 10th Place Southwest
Alabaster, AL 35007

Property Address 1005 10th Place Southwest
Alabaster, AL 35007

Date of Sale August 12, 2022

Total Purchase Price \$329,000.00

Or 12 prc

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 - 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 8-12-2022

Print Phillip W. Smith

Unattested _____
(verified by)

Sign [Signature]
(Grantor/Grantee/ Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/15/2022 11:24:31 AM
\$357.00 JOANN
20220815000318390

Allen S. Boyd