

20220830000338630  
08/30/2022 09:34:04 AM  
DEEDS 1/2

Poor Quality

This Instrument was Prepared by:

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

File No.: MV-22-28058

Send Tax Notice To: Philip A. Dudley  
Courtney Lawshe Dudley

205 Goodwin St  
Columbiana, AL 35051

**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 **Forty Three Thousand Five Hundred Dollars and No Cents (\$43,500.00)**, 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, **David Lee Raia, a married man and The Estate of Sandra B. Raia, Probate Case #PR-2022-000485, Probate Office, Shelby County, Alabama** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Philip A. Dudley and Courtney Lawshe Dudley**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit:

Lot 2, according to the survey of Raia Family Subdivision, recorded in Map Book 41, Page 59, in the Probate Office, 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.

No part of the homestead of David Lee Raia or his spouse.

\$34,800.00 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 18th day of August, 2022.

David Lee Raia  
David Lee Raia

THE ESTATE OF SANDRA B. RAIA, DECEASED,  
PROBATE CASE PR-2022-000485, IN THE  
PROBATE OFFICE OF SHELBY COUNTY,  
ALABAMA

David Raia  
By David Raia  
Personal Representative

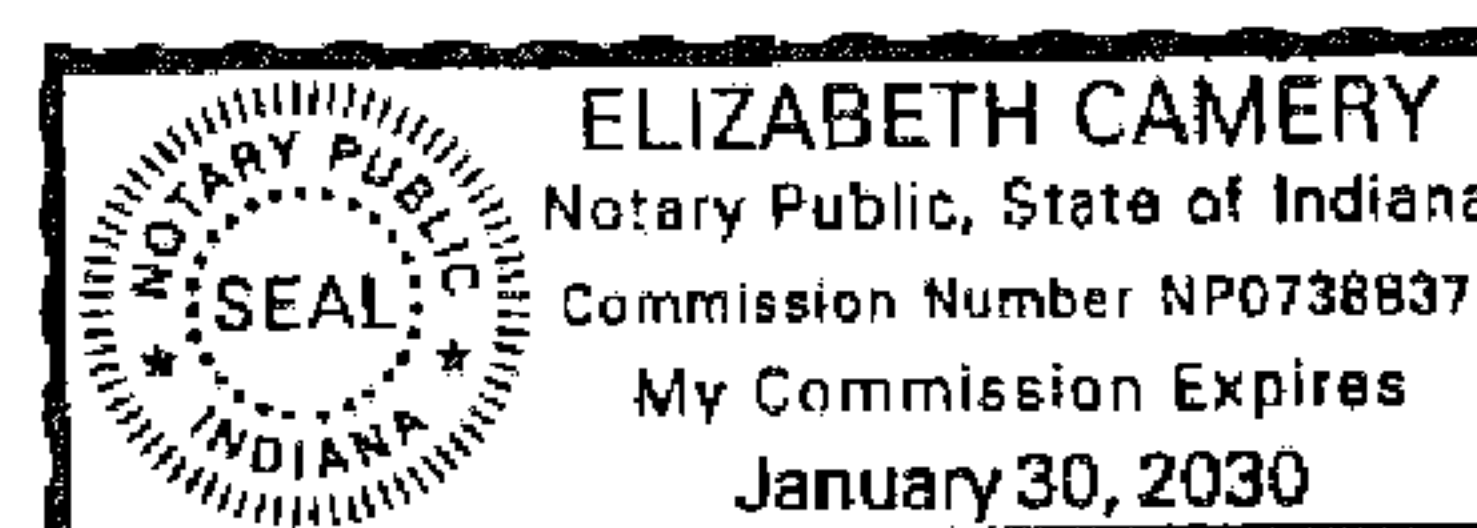
State of Indiana

County of Porter

I, Elizabeth Camery, a Notary Public in and for the said County in said State, hereby certify that David Lee Raia and The Estate of Sandra B. Raia, deceased, Probate Case PR-2022-000485, in the Probate Office of Shelby County, Alabama by David Raia as Personal Representative, 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 18th day of August, 2022.

Elizabeth Camery  
Notary Public, State of Indiana  
Elizabeth Camery  
My Commission Expires: January 30, 2030





Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 08/30/2022 09:34:04 AM  
 \$69.50 JOANN  
 20220830000338630

*Allen S. Byrd*

### Real Estate Sales Validation Form

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

Grantor's Name	David Lee Raia The Estate of Sandra B. Raia, deceased, Probate Case PR-2022-000485, in the Probate Office of Shelby County, Alabama	Grantee's Name	Philip A. Dudley Courtney Lawshe Dudley
Mailing Address	<u>810 Hwy 311</u> <u>Shelby, AL 35143</u>	Mailing Address	<u>205 Goodwin St</u> <u>Columbiana, AL 35051</u>
Property Address	<u>0 Highway 311</u> <u>Shelby, AL 35143</u>	Date of Sale	<u>August 18, 2022</u>
		Total Purchase Price	<u>\$43,500.00</u>
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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 August 16, 2022

Print David Lee Raia

Unattested

Sign David Lee Raia

Form RT-1