20220830000338700 08/30/2022 09:48:20 AM DEEDS 1/3

This instrument was prepared by:
Mark E. Gualano
Attorney at Law
701 Chestnut Street
Vestavia Hills, AL 35216

Send Tax Notices to:
Michael Lance Buchanon
Sarah Elizabeth Martin
2560 16<sup>th</sup> St.
Calera, AL 35040

# WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
JEFFERSON COUNTY

#### KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Eighty Thousand Five Hundred and no/100 Dollars (\$180,500.00)** to the undersigned grantor(s) (whether one or more); in hand paid by the grantee(s) herein, the receipt and sufficiency of which is hereby acknowledged, I or we, **William Henry Tabony, Jr. and Shirley Badon Tabony, Husband and Wife** (herein referred to as grantor(s), whether one or more), grant, bargain, sell and convey to **Michael Lance Buchanon and Sarah Elizabeth Martin,** hereinafter referred to as grantee(s), whether one or more), the following described real estate situated in Shelby County, Alabama to-wit:

Lot 45 in Allendale Subdivision, according to Map of said Subdivision which is recorded in Map Book 4, Page 78 in the Probate Office of Shelby County, Alabama. Situated in Shelby County Alabama.

Shirley Badon Tabony is one and the same as Shirley Tabony.

\$171,000.00 of the purchase price recited herein was paid from the proceeds of a purchase money mortgage closed simultaneously herewith.

#### SUBJECT TO:

- 1. Ad valorem taxes for the current tax year.
- 2. Easements, restrictions, reservations and conditions of record.

TO HAVE AND TO HOLD, to the said Grantees as joint tenants with rights 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 said grantee, his, her or 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 stated 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) the undersigned hereunto set my (our) hand(s) and seal(s) this \_\_\_\_\_\_\_day of August, 2022.

William Henry Tabony, Ir. by Shirley Tabony his
Attorney in Fact

Attorney in Fact

Thirly Dadon Tabony
Shirley Badon Tabony

STATE OF ALABAMA COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said State and in said County, hereby certify that Shirley Tabony as Attorney in Fact for William Henry Tabony, Jr. and Shirley Badon Tabony, individually, 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, in her capacity as Attorney in Fact and individually, Given under my hand and official seal this 24th day of August, 2022. executed the same voluntarily on the day the same bears date.

Notary Public
My commission expires: 7/28/25

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### Real Estate Sales Validation Form

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

Grantor's Name	William Henry Tabony Jr Shirley Badon Tabony	Grantee's Name	Michael Lance Buchanon Sarah Elizabeth Martin
Mailing Address		Mailing Address	
	3471 Indian lake Tr Penam Al 33174		Calera, AL 35040
			Vaicia <sub>i</sub> Ale Oooto
Property Address	2560 16th St. Calera, AL 35040	Date of Sale Total Purchase Price	
	Calcia, AL JUVIU	or	ΨΙΩΩ, ΟΟΟ.ΟΟ
		Actual Value	\$
		or Assessor's Market Value	÷
•	tract		ng documentary evidence: (check
Closing St	alement		
If the conveyance of this form is not re	document presented for recordation corequired.	ntains all of the required in	formation referenced above, the filing
Instructions			
Grantor's name and current mailing add	d mailing address - provide the name o ress.	f the person or persons co	nveying interest to property and their
Grantee's name an conveyed.	d mailing address - provide the name o	of the person or persons to	whom interest to property is being
Property address -	the physical address of the property be	eing conveyed, if available.	
Date of Sale - the d	ate on which interest to the property w	as conveyed.	
Total purchase price the instrument offer	e - the total amount paid for the purchared for record.	se of the property, both rea	al and personal, being conveyed by
	property is not being sold, the true valued for record. This may be evidenced market value.	• • • • • • • • • • • • • • • • • • • •	•
valuation, of the pro	ed and the value must be determined, perty as determined by the local official used and the taxpayer will be penalize	al charged with the respons	sibility of valuing property for property
	of my knowledge and belief that the infi that any false statements claimed on the <u>975</u> § 40-22-1 (h).		
Date	<u>t/véséénnumumumumum</u>	Print Shirley Badon	
Unattested		Sign/Mully/	Antee/Owner/Agent) circle one
$\sim$ $\epsilon_{\infty}$	Filed and Recorded (verified by) Official Public Records	(G)rantor/(	Grantee/Owner/Agent) cifdle one
	udge of Probate, Shelby County Alabama, County		

Filed and Recorded (VEITIEG DY Official Public Records
Judge of Probate, Shelby County Alabama, Counterk
Shelby County, AL
08/30/2022 09:48:20 AM
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Form RT-1

