

This Instrument was Prepared by:
Stuart J. Garner
Stuart J. Garner, LLC
1400 Urban Center Drive
Suite 470
Vestavia Hills, AL 35242
File No.: 2022188

Send Tax Notice To: Steve Sharit
Brandi Sharit
101 Green Wing Circle
Pelham, AL 35124



20220922000365930 1/2 \$25.50
Shelby Cnty Judge of Probate, AL
09/22/2022 12:43:33 PM FILED/CERT

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 **Five Hundred Dollars and No Cents (\$500.00)**, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Steve Sharit and Brandi Sharit, a married couple** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Steve Sharit and Brandi Sharit**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, the address of which is **101 Green Wing Circle, Pelham, AL 35124**; to wit;

A PART OF LOT 13, OF MALLARD POINTE, FIRST ADDITION, AS RECORDED IN MAP BOOK 11, PAGE 86, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A 3/4" CRIMP PIPE FOUND AT THE SOUTHEAST CORNER OF SAID LOT 13; THENCE IN A NORTHERLY DIRECTION ALONG THE EAST LINE OF SAID LOT 13 A MEASURED DISTANCE OF 179.92 FEET (180.0 FEET, RECORDED) TO A 3/4" CRIMP PIPE FOUND AT THE NORTHEAST CORNER OF SAID LOT 13; THENCE WITH AN INTERIOR ANGLE OF 2 DEGREES 56'45" RUN IN A SOUTHERLY DIRECTION FOR 180.17 FEET TO A POINT ON THE SOUTHERN LINE OF SAID LOT 13; THENCE WITH AN INTERIOR ANGLE OF 86 DEGREES 57'25" RUN EASTERLY 9.26 FEET TO THE POINT OF BEGINNING.

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 22 day of September, 2022.

Steve Sharit

Brandi Sharit

State of Alabama

County of Jefferson

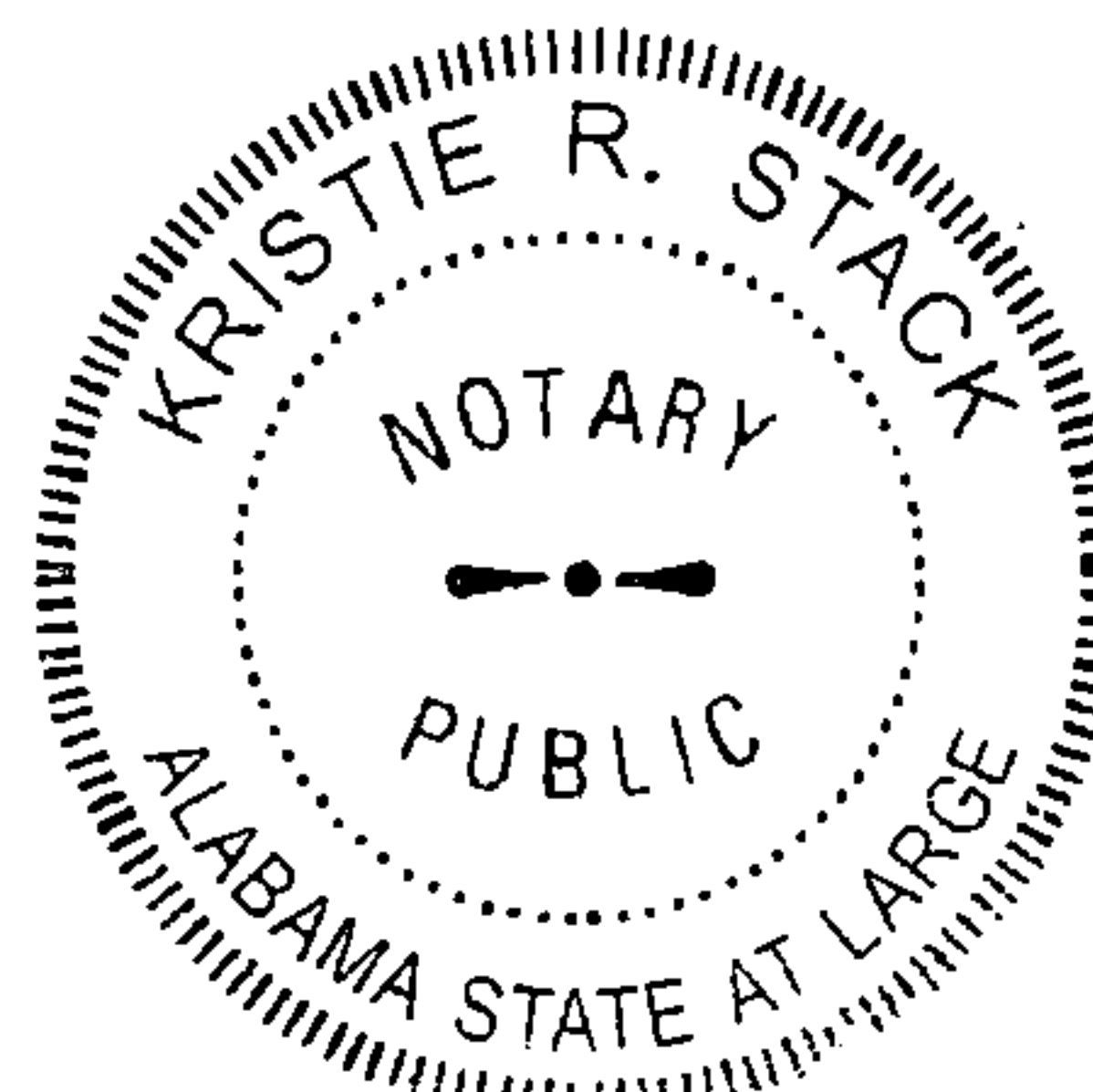
I, Kristie R. Stack, a Notary Public in and for the said County in said State, hereby certify that Steve Sharit and Brandi Sharit, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 22 day of July, 2022.

September

Notary Public, State of Alabama

My Commission Expires: May 3, 2026



Shelby County, AL 09/22/2022
State of Alabama
Deed Tax: \$.50



20220922000365930 2/2 \$25.50
 Shelby Cnty Judge of Probate, AL
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Real Estate Sales Validation Form

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

Grantor's Name	Steve Sharit Brandi Sharit	Grantee's Name	Steve Sharit Brandi Sharit
Mailing Address	101 Green Wing Circle Pelham, AL 35124	Mailing Address	101 Green Wing Circle Pelham, AL 35124
Property Address	101 Green Wing Circle Pelham, AL 35124	Date of Sale	July 05, 2022
		Total Purchase Price	\$500.00
		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	☐ Appraisal
☐ Sales Contract	☒ A sliver of land with no monetary value
☐ 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 July 14, 2022

Print Steve Sharit

Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

[Signature]
 notary public

MY COMMISSION EXPIRES May 3, 2026

