

20220927000369460
09/27/2022 08:17:06 AM
DEEDS 1/3

This instrument was prepared by:
Daniel Odrezin
Daniel Odrezin, LLC
3138 Cahaba Heights Road, Suite 100,
Birmingham, AL 35243

Send tax notice to:
Stanley Bass and Sandra Bass
202 Hawthorn Street
Birmingham, AL 35242

WARRANTY DEED - Joint Tenants with Right of Survivorship

STATE OF ALABAMA

COUNTY OF SHELBY

That in consideration of **FOUR HUNDRED NINETY THOUSAND FIVE HUNDRED AND 00/100 DOLLARS (\$490,500.00)** to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is hereby acknowledged, **Town Builders Inc, an Alabama Corporation**, does hereby grant, bargain, sell and convey unto **Stanley Bass and Sandra Bass**, as joint tenants with right of survivorship (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 16-02 according to the survey of Mt. Laurel-Phase III as recorded in Map Book 34, Page 137, in the Probate Office of Shelby County, Alabama.

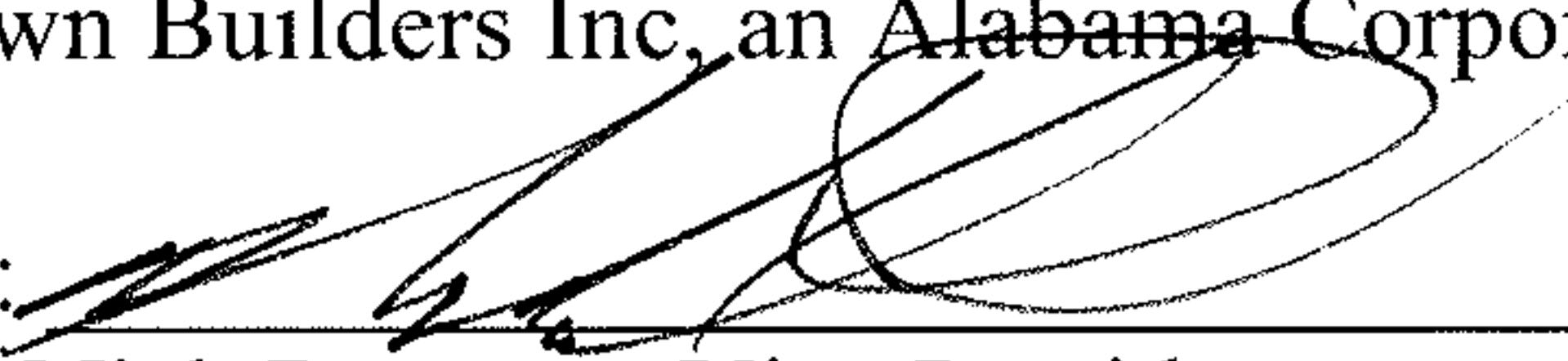
\$0.00 of the purchase price recited above has been paid from the proceeds of a mortgage loan closed simultaneously herewith.

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 said Grantor does for itself, its successors and assigns, covenant with said Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said Grantees its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, by Nick Dawson, as Vice President, who is authorized to execute this conveyance, has hereto set its signature and seal this 26th day of September, 2022.

Town Builders Inc, an Alabama Corporation


By: 
Nick Dawson, Vice President

STATE OF ALABAMA)

SHELBY COUNTY)

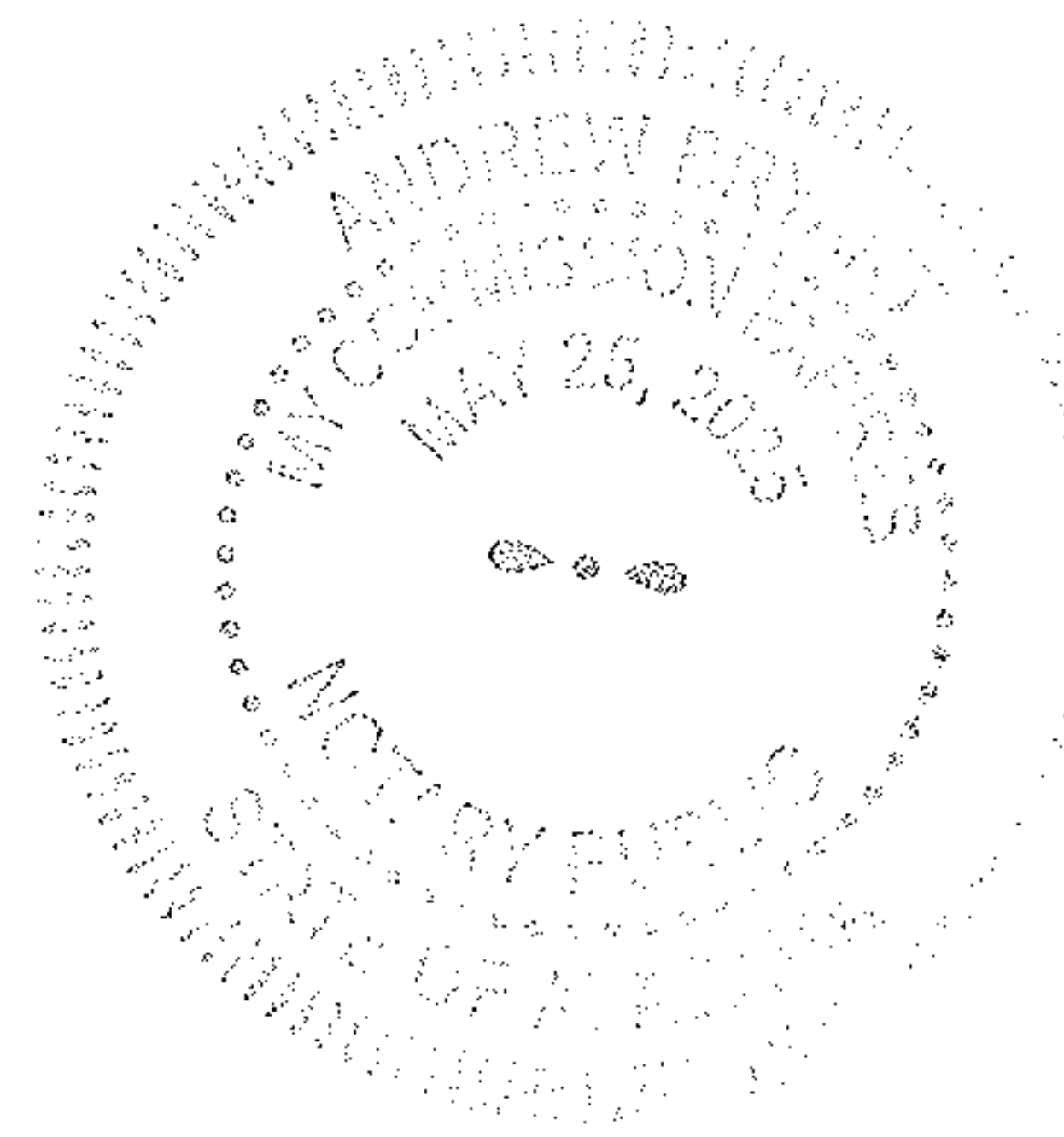
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Nick Dawson whose name as Vice President of Town Builders Inc, an Alabama Corporation, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as Vice President of Town Builders Inc., and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal this 26th day of September, 2022



Notary Public

My Commission Expires: 05/25/2025



Real Estate Sales Validation Form

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

Grantor's Name Town Builders Inc
Mailing Address 1 Mount Laurel Avenue Suite 205
Birmingham, AL. 35242

Grantee's Name Stanley Bass and Sandra Bass
Mailing Address 202 Hawthorn Street
Birmingham, AL 35242

Property Address 202 Hawthorn Street
Birmingham, AL 35242

Date of Sale September 26, 2022
Total Purchase Price \$490,500.00

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 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: September 26, 2022

Print: Joshua L. Hartman

Unattested _____
(verified by)

Sign _____
(Grantor/Grantee/ Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/27/2022 08:17:06 AM
\$518.50 BRITTANI
20220927000369460

Alvin S. Boyd