

20220929000373910
09/29/2022 03:53:04 PM
DEEDS 1/3

This instrument was prepared by:

Daniel Odrezin
Daniel Odrezin, LLC
3138 Cahaba Heights Road
Birmingham, AL 35243

Send tax notice to:

Cody J. Cryer and Ashton P. Haley
3529 Pineywood Trce
Birmingham, AL 35242

WARRANTY DEED - Joint Tenants with Right of Survivorship

STATE OF ALABAMA)

COUNTY OF SHELBY)

That in consideration of **FOUR HUNDRED FORTY FIVE THOUSAND AND 00/100 DOLLARS (\$445,000.00)**, to the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, we, **Anthony Wade Haddock and Pamela G. Haddock, a married couple**, (herein referred to as Grantors) do hereby grant, bargain, sell and convey unto **Cody J. Cryer and Ashton P. Haley**, 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 6, according to the survey of Pineywood Forest, as recorded in Map Book 9, Page 121, in the Probate Office of Shelby County, Alabama; said subdivision being a resurvey of Lot 5A of a Resurvey of G. S. Cross Estate as recorded in Map Book 5, Page 28 and a Resurvey of Lots 6B, 7B, 8B, 9B and 10B of Gordon Cross Estates, as recorded in Map Book 5, Page 15, in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO ALL MATTERS OF RECORD

428,041.00 of the purchase price recited above has been paid from the proceeds of a mortgage loan closed simultaneously herewith.

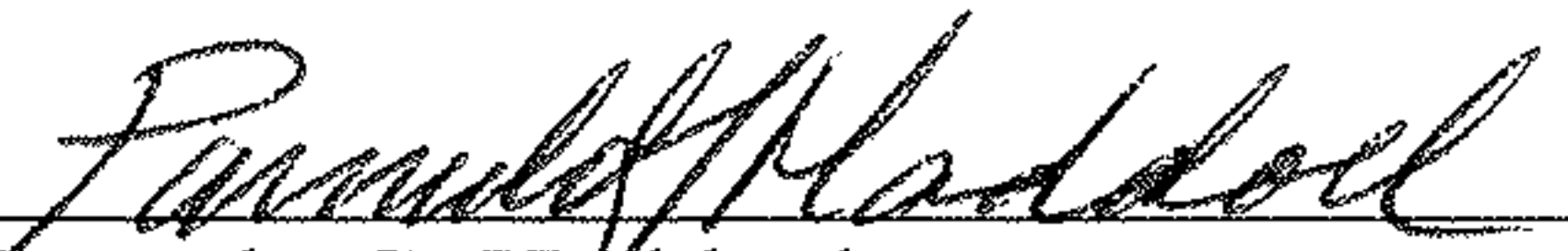
TO HAVE AND TO HOLD unto the said Grantees, as joint tenants, with right of survivorship, their heirs and assigns forever, it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees herein) in 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 we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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 persons.

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IN WITNESS WHEREOF, we have hereunto set our hands and seals this 29th day of September,
2022.



Anthony Wade Haddock



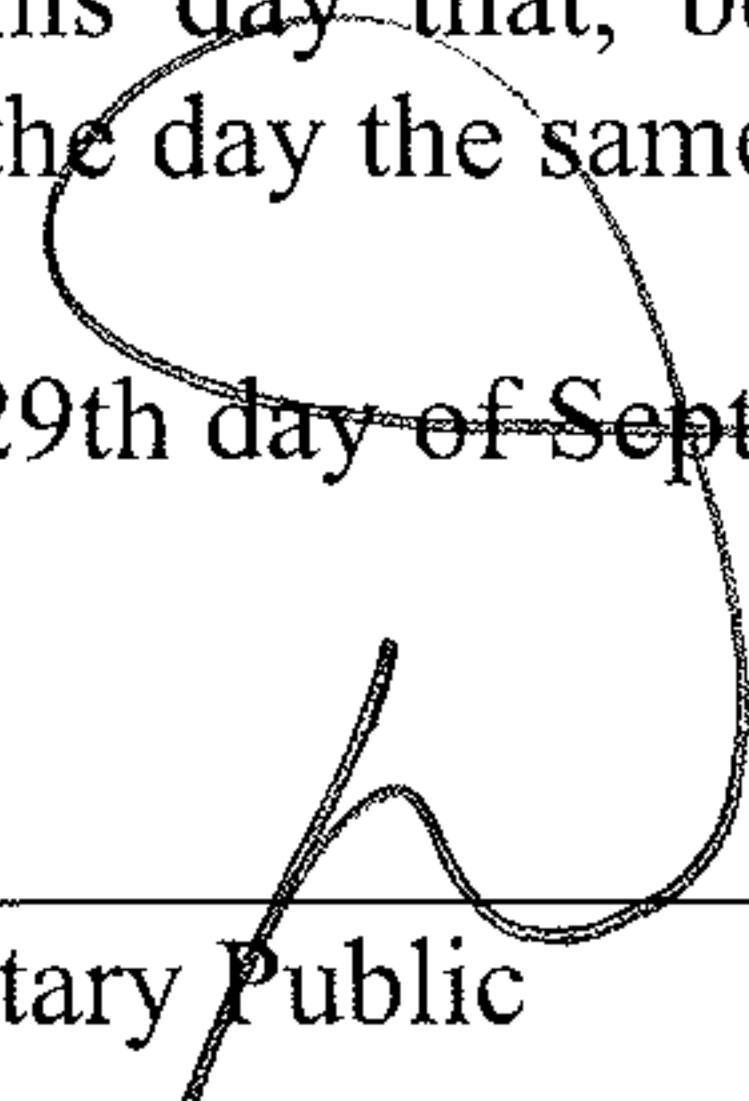
Pamela G. Haddock

STATE OF ALABAMA)

JEFFERSON COUNTY)

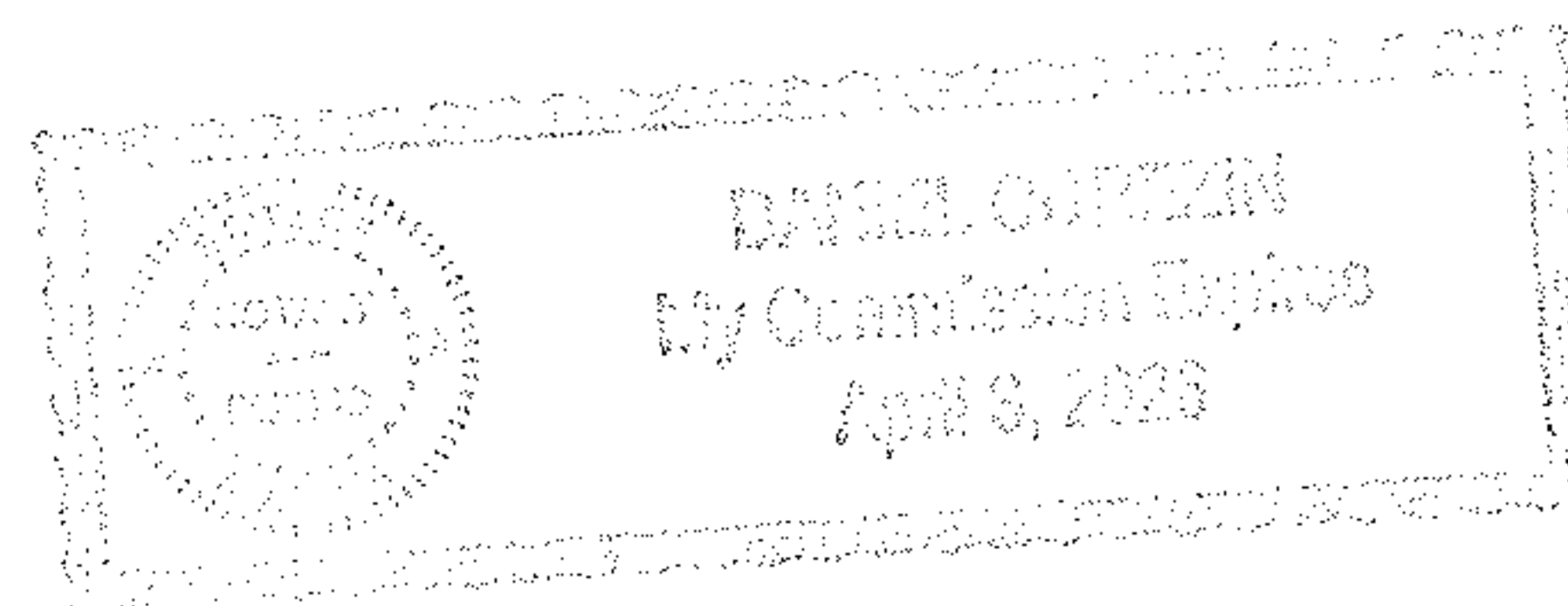
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Anthony Wade Haddock and Pamela G. Haddock, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of September, 2022.



Notary Public

My Commission Expires: _____



Real Estate Sales Validation Form

*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*Grantor's Name Anthony Wade Haddock and Pamela G. HaddockMailing Address 103 Keaton Avenue
Wilmington, NC 28403Property Address 3529 Pineywood Tree
Birmingham, AL 35242Grantee's Name Cody J. Cryer and Ashton P. HaleyMailing Address 3529 Pineywood Tree
Birmingham, AL 35242Date of Sale September 29, 2022Total Purchase Price \$445,000.00

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
☐ Sales Contract
☒ Closing Statement☐ App
☐ OthFiled and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/29/2022 03:53:04 PM
\$45.00 JOANN
20220929000373910If the conveyance document presented for recordation contains all of the required information referenced above of this form is not required. *Allen S. Bayl***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 29, 2022

Print:

Sign

*Shannon Andersen**Shannon And / Admir*
(Grantor/Grantee/ Owner/Agent) circle one

Unattested

(verified by)