

20221004000378980

10/04/2022 01:00:58 PM

DEEDS 1/3

SEND TAX NOTICE TO:

Scott Culbertson and Angelina Culbertson

39509 Diego Dr

Temecula, California 92591

This instrument was prepared by:

Edward Reisinger

Kudulis, Reisinger & Price, LLC

P. O. Box 653

Birmingham, AL 35201

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That in consideration of Three Hundred Twenty Five Thousand dollars & no cents (\$325,000.00)

To the undersigned **GRANTOR(S)** in hand paid by the **GRANTEE(S)** herein, the receipt whereof is acknowledged,

Erik M. Maas and Courtney B. Maas, husband and wife

(herein referred to as **GRANTOR(S)**), do grant, bargain, sell and convey unto

Scott Culbertson and Angelina Culbertson

(herein referred to as **GRANTEE(S)**), as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

ALL THAT CERTAIN PARCEL OF LAND SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA, BEING KNOWN AND DESIGNATED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 20 SOUTH, RANGE 3 WEST, SAID CORNER ALSO BEING THE SOUTHEAST CORNER OF LOT 49, ACCORDING TO THE SURVEY F SECOND SECTOR, PORT SOUTH, AS RECORDED IN MAP BOOK 6, PAGE 37, IN THE PROBATE RECORD ROOM, SHELBY COUNTY, FOR THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 21 MINUTES 04 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 49, FOR 122.55 FEET; THENCE SOUTH 15 DEGREES 27 MINUTES 03 SECONDS WEST FOR 147.73 FEET TO THE NORTHWESTERLY RIGHT OF WAY LINE OF SHELBY COUNTY HIGHWAY 64; THE BEGINNING OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 11 DEGREES 12 MINUTES 59 SECONDS AND A RADIUS OF 1602.47 FEET; SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF NORTH 62 DEGREES 35 MINUTES 21 SECONDS EAST AND A CHORD DISTANCE OF 313.20 FEET; THENCE CONTINUE NORTHEASTERLY ALONG SAID RIGHT OF WAY FOR AN ARC DISTANCE OF 313.70 FEET, SAID POINT BEING THE SOUTHEAST CORNER OF LOT 2, ACCORDING TO THE SURVEY OF KINGWOOD, AS RECORDED IN MA BOOK 6, PAGE 40, IN THE PROBATE RECORD ROOM, SHELBY COUNTY, ALABAMA; THENCE NORTH 89 DEGREES 52 MINUTES 44 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 2, FOR 194.85 FEET TO THE POINT OF BEGINNING.

\$292,500.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

Subject to:

WARRANTY DEED, JOINT TENANTS

WITH RIGHT OF SURVIVORSHIP

CBT File #2208051

Taxes for the year 2022 and subsequent years

Easements, Restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any

Mineral and mining rights, if any.

Building lines, right of ways, easements, restrictions, reservations and conditions, if any.

Right of Way to Alabama Power Company as recorded in Deed Book 55, Page 454.

Right of Way to Shelby County as recorded in Deed Book 271, Page 745.

Easement to Plantation Pipeline Company as recorded in Deed Book 91, Page 231.

Right of Way to South Central Bell Telephone Company as recorded in Book 293, Page 334 and Deed Book 320, Page 887.

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 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 persons.

IN WITNESS WHEREOF, GRANTOR(S) have hereunto set my (our) hand(s) and seal(s), **September 23, 2022**.



Erik M. Maas (Seal)



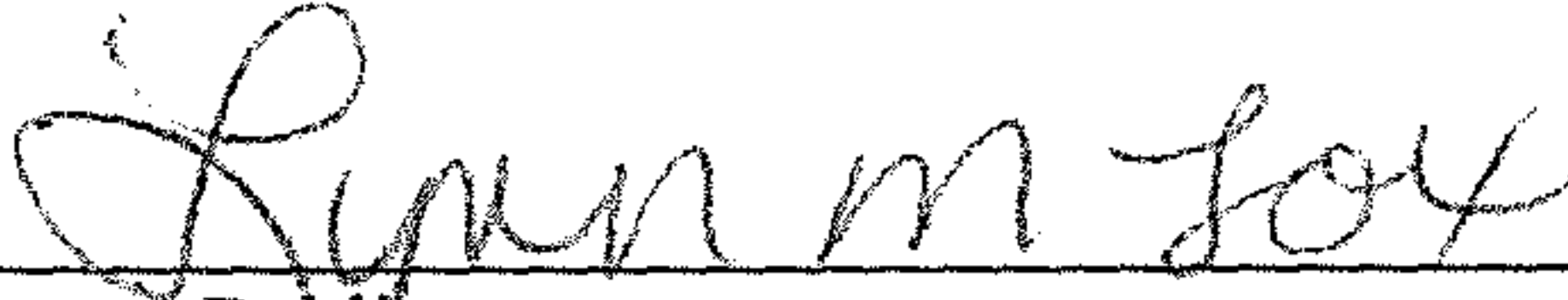
Courtney B. Maas (Seal)

STATE OF ALABAMA

JEFERSON COUNTY

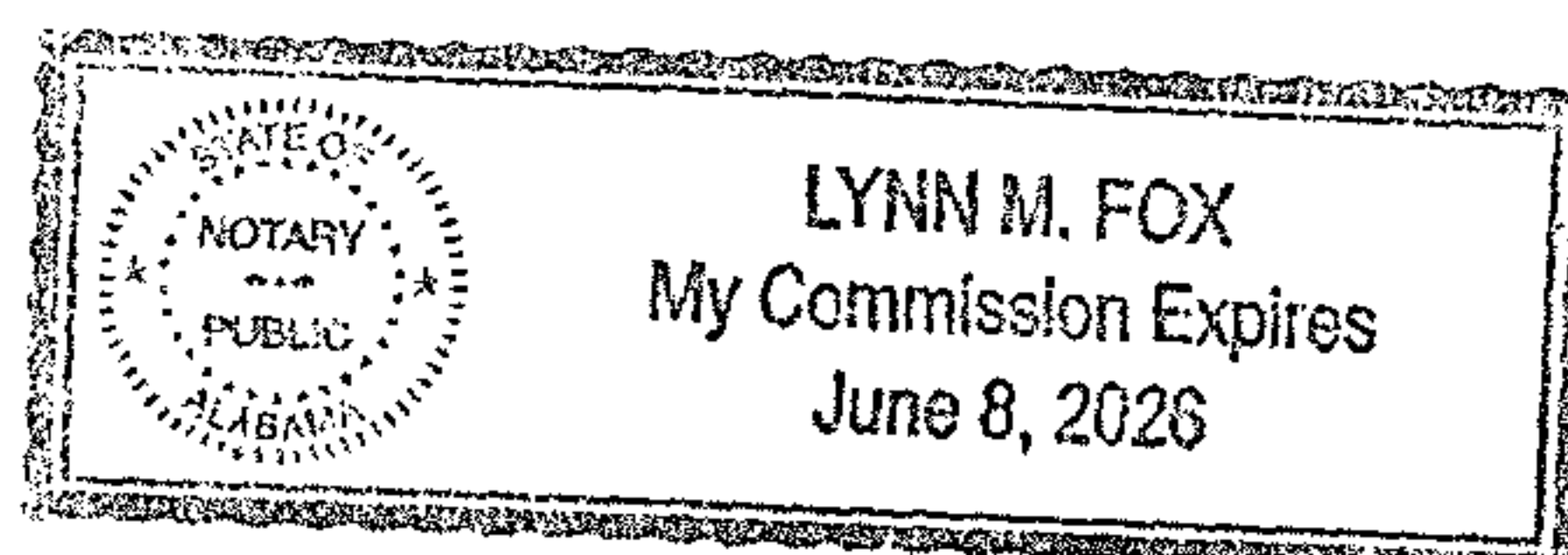
General Acknowledgement

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Erik M. Maas and Courtney B. Maas, husband and wife**, 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 have/has executed the same voluntarily on the day the same bears date. Given under my hand and official seal this 23rd day of September, 2022



Notary Public.
(Seal)
My Commission Expires: 6/8/26

WARRANTY DEED, JOINT TENANTS
WITH RIGHT OF SURVIVORSHIP
CBT File #2208051



Real Estate Sales Validation Form***This Document must be filled in accordance with Code of Alabama 1975, Section 40- 22-1 (h)***

Grantor's Name Erik M. Maas and Courtney B. Maas Grantee's Name Scott Culbertson and Angelina Culbertson

Mailing Address 10345 Duncannon Trail
Montgomery, Alabama 36117
Property Address 1416 Hill Spun Road
Alabaster, Alabama 35007Mailing Address 39509 Diego Dr
Temecula, California 92591
Date of Sale 09/23/2022Total Purchase Price \$325,000.00

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☐ Appraisal
☐ Other _____

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 9-23-22Print Scott CulbertsonUnattested
(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
10/04/2022 01:00:58 PM
\$60.50 BRITANI
20221004000378980