

20221103000412930
11/03/2022 02:40:14 PM
DEEDS 1/3

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

-) **Send Tax Notice to:**
-) Stephanie Stallings
-) 117 Foliage View Rd.
-) Alabaster, AL 35007

**THIS INSTRUMENT PREPARED
WITHOUT BENEFIT OF TITLE
SEARCH BY:** W. Eric Pitts, W. Eric Pitts
LLC, P.O. Box 280, Alabaster, AL 35007,
(205) 216-4418. No title opinion
requested, none rendered. Legal
description supplied by Grantors.

KNOW ALL MEN BY THESE PRESENTS that **Jerre T. Stallings and Stephanie A. Stallings**, Husband and Wife (hereinafter "GRANTORS"), for and in consideration of the sum of **Ten and no/100 U.S. Dollars (\$10.00)**, to them in hand paid, the receipt and sufficiency of which is hereby acknowledged, GRANTORS hereby grant, bargain, sell and convey to **Jerre T. Stallings, Stephanie A. Stallings and Alyssa Marie Audd** (hereinafter "GRANTEEES"), for and during their joint lives and upon the death of any of them, then to the survivor(s) of them in fee simple, together with every contingent remainder and right of reversion, that property and interest described as follows:

**Lot 25, according to the Map and Survey of Maple Ridge Subdivision, as recorded in
Map Book 37, Page 87, in the Probate Office of Shelby County, Alabama.**

SUBJECT TO, EXCEPT AND RESERVING: (a) all reservations, easements, rights-of-way, encumbrances, exceptions, covenants, restrictions, and any and all other interests of record affecting the property whatsoever, (b) any and all taxes, dues, assessments or other charges due or to become due on the property, (c) all encumbrances and encroachments which a reasonable inspection of the premises would reveal and (d) any and all mining, mineral or other similar rights interests whatsoever.

TO HAVE AND TO HOLD the foregoing premises, together with all and singular the tenements and appurtenances thereto belonging or any wise appertaining except as otherwise noted or excepted above, to the said GRANTEEES, for and during their joint lives and upon the death of any of them, then to the survivors of them in fee simple, and to the successors, heirs and assigns of the last remaining survivor 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 GRANTEEES herein, in the event that one or more survives the others, the entire interest in fee simple shall pass to the remaining GRANTEEES with rights of survivorship until the last to die at which time the property shall pass to the successors, heirs and assigns of the last surviving grantee to die.

GRANTORS DO HEREBY COVENANT, for themselves, their successors, heirs and assigns, with GRANTEEES, their successors, heirs and assigns, (a) that GRANTORS are at the time of these presents, lawfully seized in fee simple of the afore granted premises; (b) that they are free from all encumbrances, unless otherwise noted or excepted above, (c) that GRANTORS have a good right to sell and convey the same and (d) that GRANTORS will warrant and defend the said premises to said GRANTEEES, their successors, heirs and assigns, forever against the lawful claims and demands of all persons.

GRANTORS HAVE HERETO set their hands and seals on this the 16th day of September, 2022.

Jerre T. Stallings by Stephanie A. Stallings *Stephanie A. Stallings*
Jerre T. Stallings by Stephanie A. Stallings Stephanie A. Stallings
as his Agent and Attorney in Fact *Attorney in Fact*

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said State at Large, hereby certify that Stephanie A. Stallings, whose name is signed to the forgoing conveyance and who is known to me, acknowledged before me on this day, that, being informed of the contents of the above and foregoing conveyance, she executed the same voluntary on the day and year set forth above.

GIVEN UNDER MY HAND and seal office on this 16th day of September, 2022.

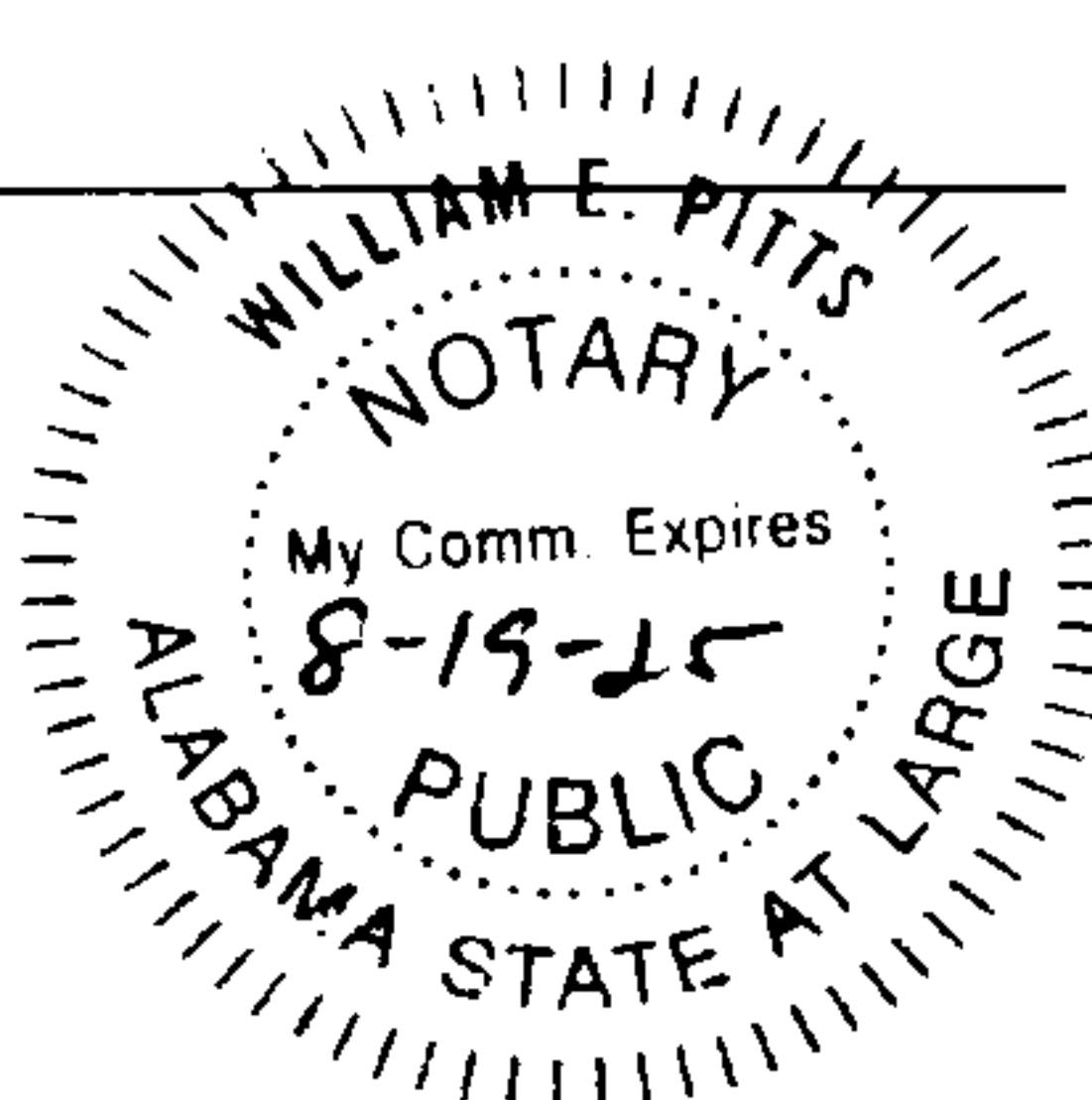
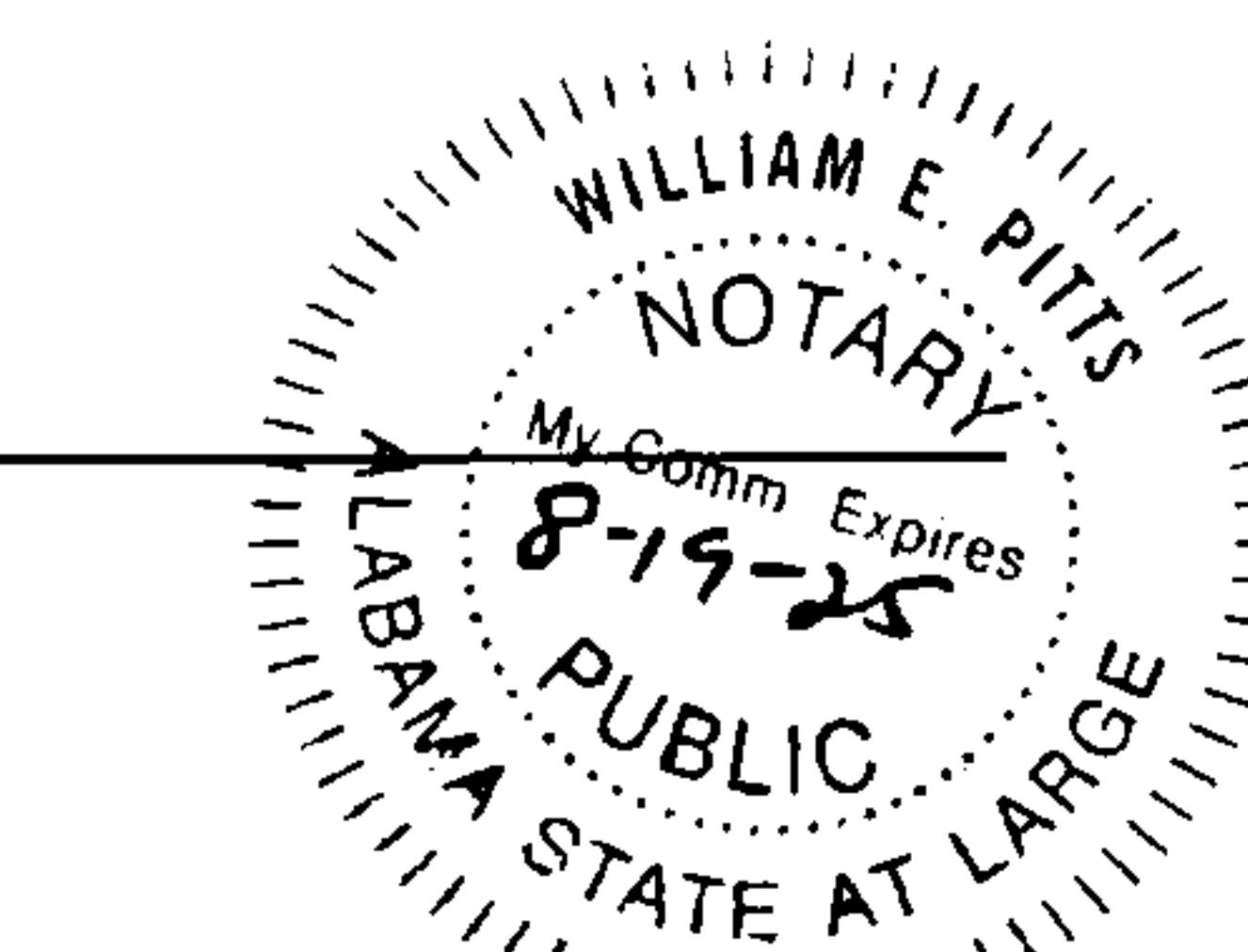
William E. Pitts
Notary Public; My Commission Expires: _____

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said State at Large, hereby certify that Stephanie A. Stallings, whose name is signed to the forgoing conveyance as attorney-in-fact for Jerre T. Stallings and who is known to me, acknowledged before me on this day, that, being informed of the contents of the above and foregoing conveyance, she, in her capacity as such Attorney-In-Fact, acting with full authority, executed the same voluntary on the day and year set forth above.

GIVEN UNDER MY HAND and seal office on this 16th day of September, 2022.

William E. Pitts
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 Stephanie A. Stallings & Jerre T. Stallings
 Mailing Address 117 Foliage View Rd.
Alabaster, AL 35007

Grantee's Name Stephanie A. Stallings, Jerre T. Stallings & Alyssa Marie Audd
 Mailing Address 117 Foliage View Rd.
Alabaster, AL 35007

Property Address 117 Foliage View Rd.
Alabaster, AL 35007

Date of Sale September 16, 2022
 Total Purchase Price \$
 or
 Actual Value \$
 or
 Assessor's Market Value \$ 812,300.00; 1/3 value = 270,767.00

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 11/03/2022 02:40:14 PM
 \$299.00 JOANN

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The purchase price or actual value claim Allen S. Bayl 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 Tax Appraisal

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 09/16/2022

Print Stephanie Stallings

Unattested

Sign x

(verified by)

Stephanie A. Stallings
 (Grantor/Grantee/Owner/Agent) circle one

Form RT-1