



20221212000448320 1/2 \$71.00
Shelby Cnty Judge of Probate, AL
12/12/2022 11:16:02 AM FILED/CERT

WARRANTY DEED

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

THE STATE OF ALABAMA }
Shelby COUNTY }

KNOW ALL MEN BY THESE PRESENTS that in consideration of Ten (\$10.00) DOLLARS and other valuable considerations to the undersigned GRANTOR or GRANTORS in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged we, Willie Tripp and Arlinda Tripp

(herein referred to as GRANTOR(S), do hereby GRANT, BARGAIN, SELL and CONVEY unto Willie Delanie Tripp, Shelia Diane Fields and Debra Jean Tucker

(herein referred to as GRANTEEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in the County of Shelby, and the State of Alabama, to-wit:

Lot No. 25, in Block No. 1, Fronting Mary Street 50 feet and running back a distance of 150 feet in the Ralph Smitherman Subdivision, West of Aldmont, as recorded in the Probate Office of Shelby County, Alabama.

This Warranty Deed was prepared without a title search.

This conveyance is made subject to easements, covenants and restrictions appearing on record.

For ad valorem tax appraisal purposes only, the mailing address for the above-described property is:

3800 Piney
Montgomery, Alabama 36116

TO HAVE AND TO HOLD to the said GRANTEEES 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 their 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 GRANTEEES, 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 GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF we have hereunto set our hands and seal, this 15th day of November, 16 2002.

WITNESS:

Bernie Lee Jamington

Willie Tripp (L. S.)
(L. S.)

Arlinda Tripp (L. S.)
(L. S.)

THE STATE OF ALABAMA, }
Shelby COUNTY }

I, _____, a Notary Public in and for said State, hereby certify that Willie Tripp and Arlinda Tripp

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, do executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15th day of November, 16 2002.

Hattie C. Jackson

Notary Public.

This instrument was prepared by: Terry G. Davis, Esq.
Davis & Hatcher, L.L.C.
4183 Carmichael Road, Suite B
Montgomery, Alabama 36106
(334) 270-0592

FOR RECORDING ONLY

Shelby County, AL 12/12/2022
State of Alabama
Deed Tax: \$46.00

Real Estate Sales Validation Form

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

Grantor's Name Willie & Arlinda Tripp
Mailing Address 170-Smittherman Sub
Montevallo, AL
35115

Grantee's Name Debra Tucker
Mailing Address 3800 Piney Curve
Montgomery, AL 36116

Property Address 170-Smittherman Sub
Montevallo, AL
35115

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 45,760

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 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 _____

Print

Debra J. Tucker

Unattested



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gn

Debra J. Tucker

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1