

This instrument was prepared by:
David P. Condon, P.C.
100 Union Hill Drive Suite 200
Birmingham, AL 35209

Send tax notice to:
Andre K. Walker
1078 Grand Oaks Drive
Hoover, AL 35022

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **FOUR HUNDRED THIRTY THOUSAND AND 00/100**
Dollars (\$430,000.00) to the undersigned grantors in hand paid by the grantees herein, the receipt and
sufficiency of which is acknowledged, we,

Jane E. O'Connor and Dennis R. O'Connor, wife and husband

(hereinafter referred to as "Grantors") do grant, bargain, sell and convey unto

Andre K. Walker and Glenetta L. Walker

(hereinafter referred to as "Grantees"), as joint tenants with right of survivorship, the following described
real estate situated in Shelby County, Alabama to-wit:

**Lot 36, according to the Survey of Grand Oaks, as recorded in Map Book 31, page 68, in the
Probate Office of Shelby County, Alabama.**

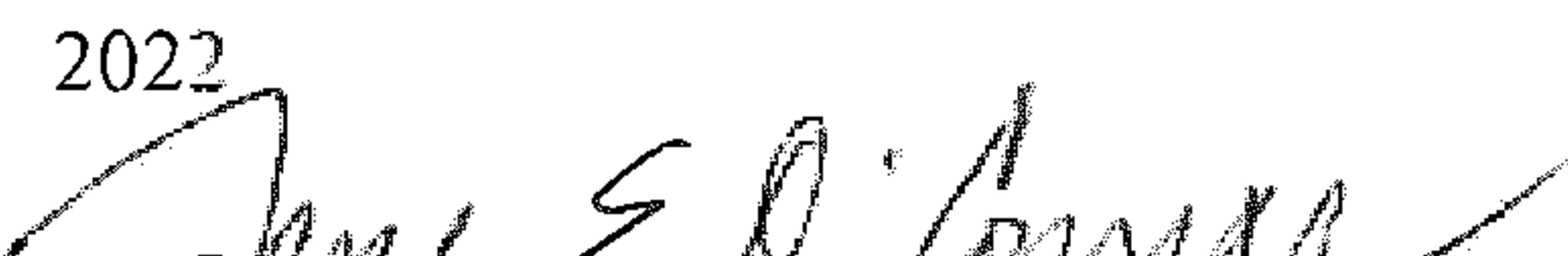
\$408,500.00 of the proceeds come from a mortgage recorded simultaneously herewith.

Subject to: (1) 2023 ad valorem taxes not yet due and payable;
(2) all mineral and mining rights not owned by the Grantor; and
(3) all easements, rights-of-way, restrictions, covenants and
encumbrances of record.

TO HAVE AND TO HOLD unto 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 grantees herein survives the other, the entire interest in fee simple shall pass to the surviving
grantees, 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
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 Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have set our hands and seals, this 6th day of December,
2022


Jane E. O'Connor

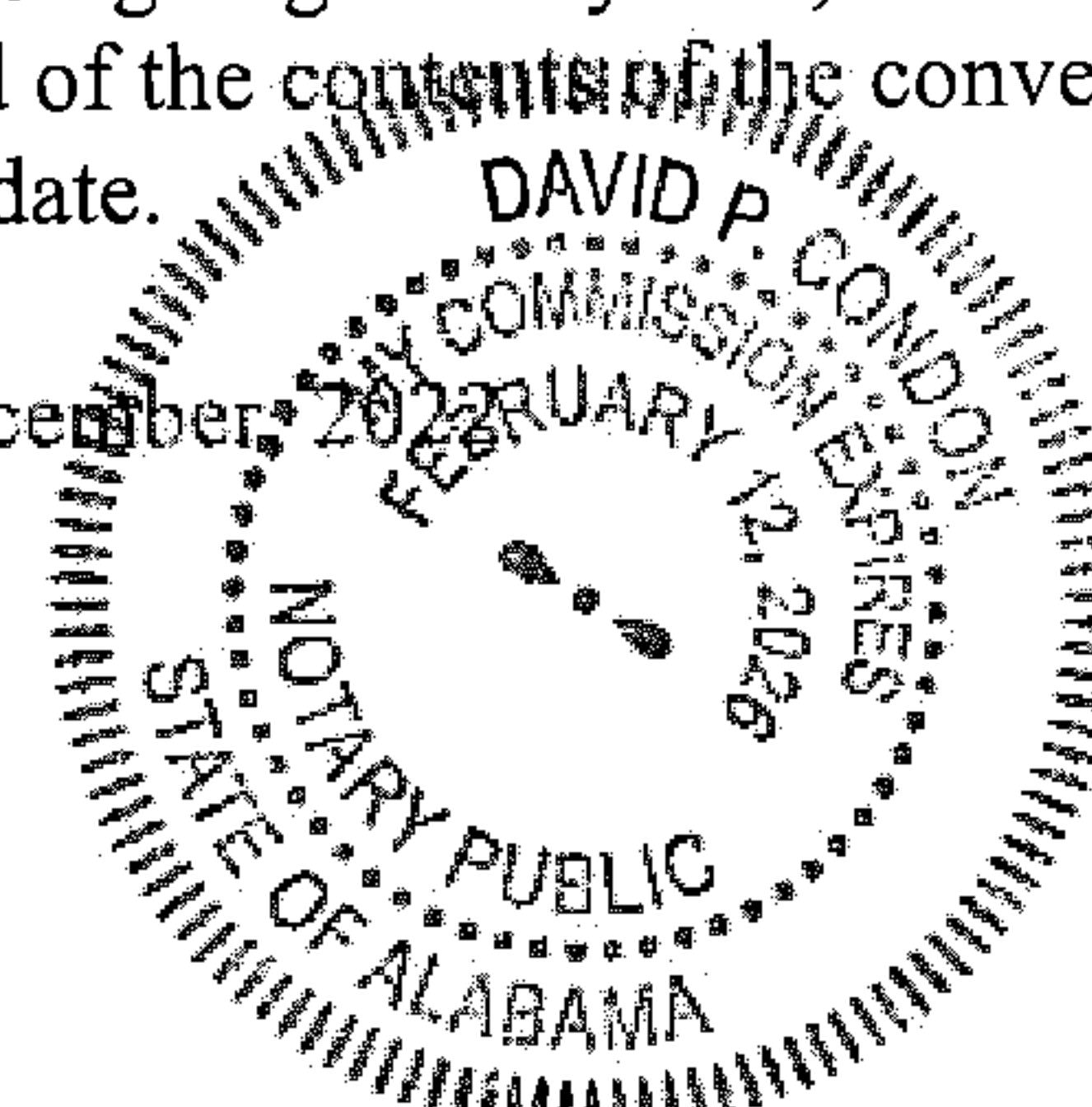

Dennis R. O'Connor

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Jane E. O'Connor
and Dennis R. O'Connor 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 6th day of December, 2022


Notary Public: David P. Condon
My Commission Expires: 02.12.2026



Real Estate Sales Validation Form

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

Grantor's Name Jane E. O'Connor and Dennis R. O'Connor
 Mailing Address 1078 Grand Oaks Drive
Hoover, AL 35022

Grantee's Name Andre K. Walker and Glenetta L. Walker
 Mailing Address 473 River Oaks Drive
Wetumpka, AL 36092

Property Address 1078 Grand Oaks Drive
Hoover, AL 35022

Date of Sale December 6, 2022
 Total Purchase Price \$430,000.00
 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 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.

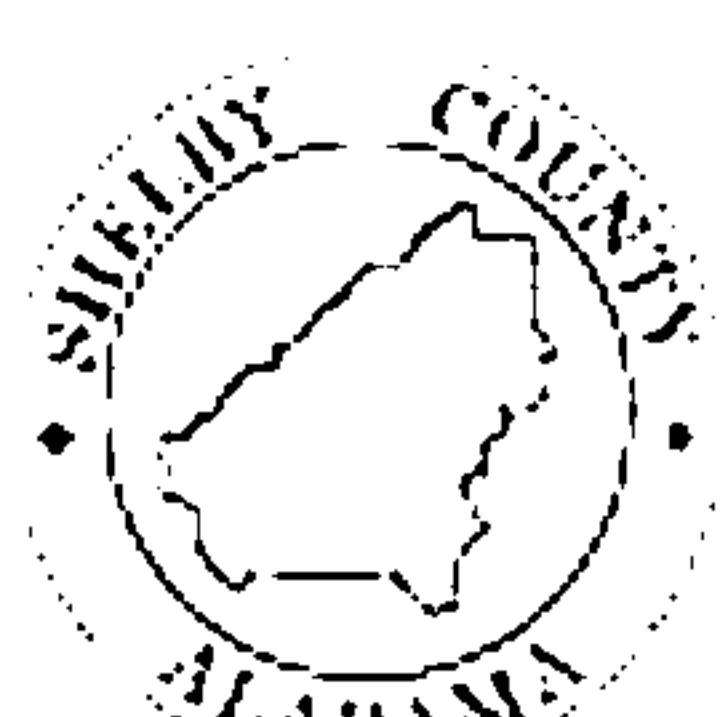
Actual value - if the property is not being sold, the true value of the property, both real and personal, being
 conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed
 appraiser or the assessor's current market value.

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 12/6/22 Print David Connelly
 Unattested (verified by) Sign all
 (Grantor/Grantee/ Owner/Agent) circle one

Form RT-1



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 12/13/2022 11:11:13 AM
 \$46.50 JOANN
 20221213000450000

Allie S. Bayl