

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

This instrument was prepared by:  
B. Christopher Battles  
3150 Highway 52 West  
Pelham, AL 35124

Send tax notice to:  
Robert W. Baumgartner, Jr. and  
Wendy L. Baumgartner  
156 Silverleaf Drive  
Pelham, AL 35124

STATE OF ALABAMA  
COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **Fifteen Thousand and no/100 Dollars (\$15,000.00)**, to the undersigned Grantors, in hand paid by the Grantees herein, the receipt where is acknowledged, we, **ALYSSA LYNN HANSEN and RYAN ALFRED HANSEN, wife and husband** (herein referred to as Grantors) grant, bargain, sell and convey unto **ROBERT W. BAUMGARTNER, JR and WENDY L. BAUMGARTNER** (herein referred to as Grantees), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

**A Parcel of land, being part of Lot 17 of Silverleaf, Phase 2, as recorded in Map Book 24, Page 108, in the Office of the Judge of Probate of Shelby County, Alabama, being more particularly described as follows:**

**BEGIN at the SE Corner of Lot 17 of Silverleaf, Phase 2, as recorded in Map Book 24, Page 108, in the Office of the Judge of Probate of Shelby County, Alabama, said point being the POINT OF BEGINNING; thence N88°41'05"W a distance of 43.98'; thence N17°36'36"W a distance of 211.07'; thence N13°59'57"W a distance of 132.24'; to a point on the Southerly R.O.W. line of Silver Leaf Drive thence S22°55'52"E and leaving said R.O.W. line a distance of 358.85' to the POINT OF BEGINNING.**

Said Parcel containing 0.19 acres, more or less.

No opinion as to the title of the above-described property was requested by the parties to this deed and preparer of this deed offers no opinion as to the title to the above-described property. Legal description furnished by the Grantor herein.

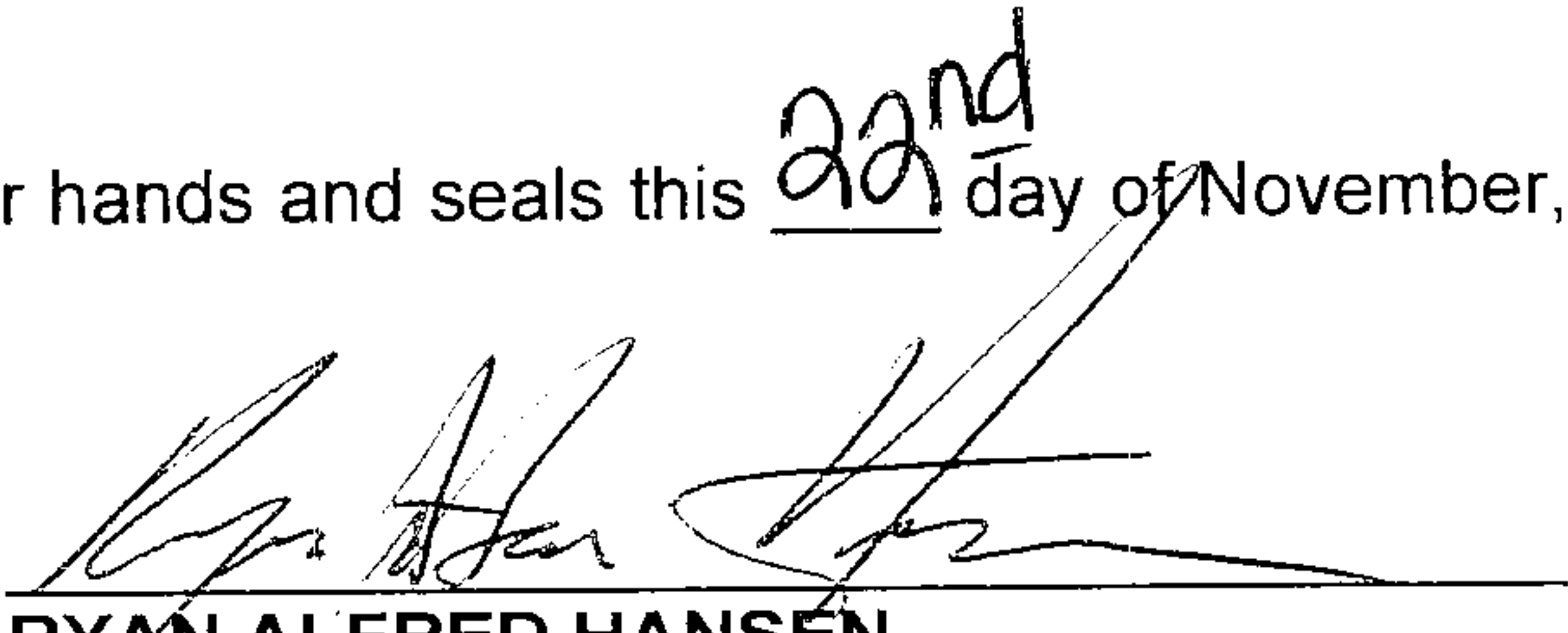
Subject to mineral and mining rights if not owned by Grantors. Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

To Have and to Hold to 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 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 said Grantee, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated 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.

In Witness Whereof, we have hereunto set our hands and seals this 22nd day of November, 2022.

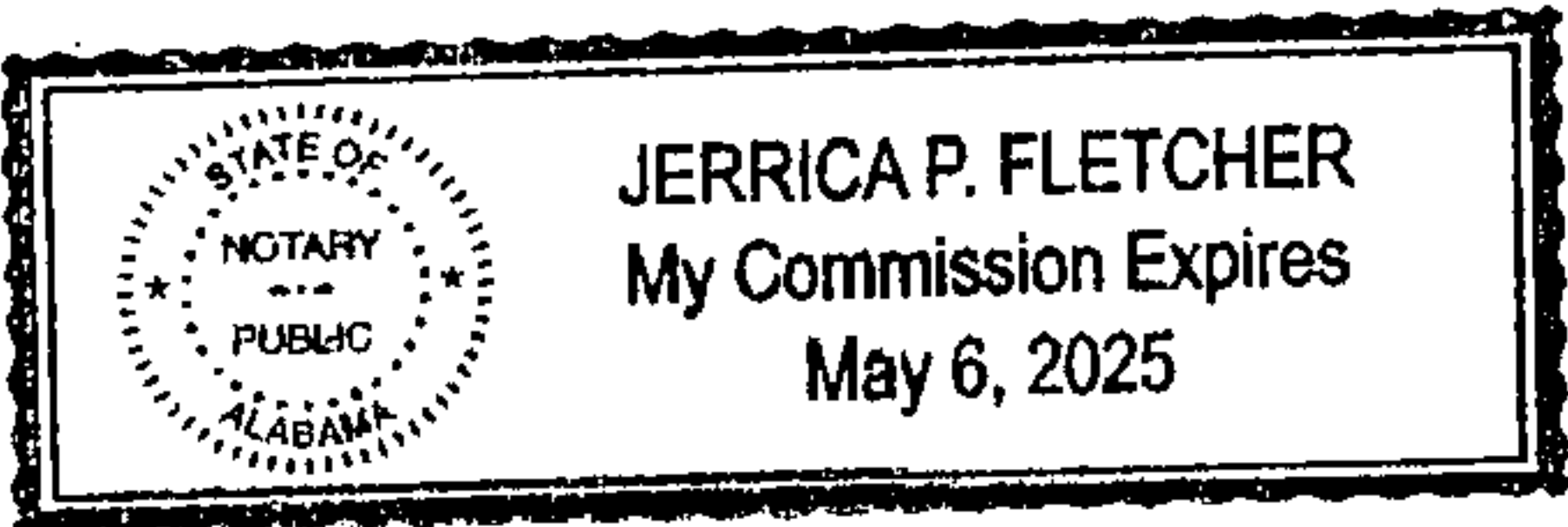
  
ALYSSA LYNN HANSEN

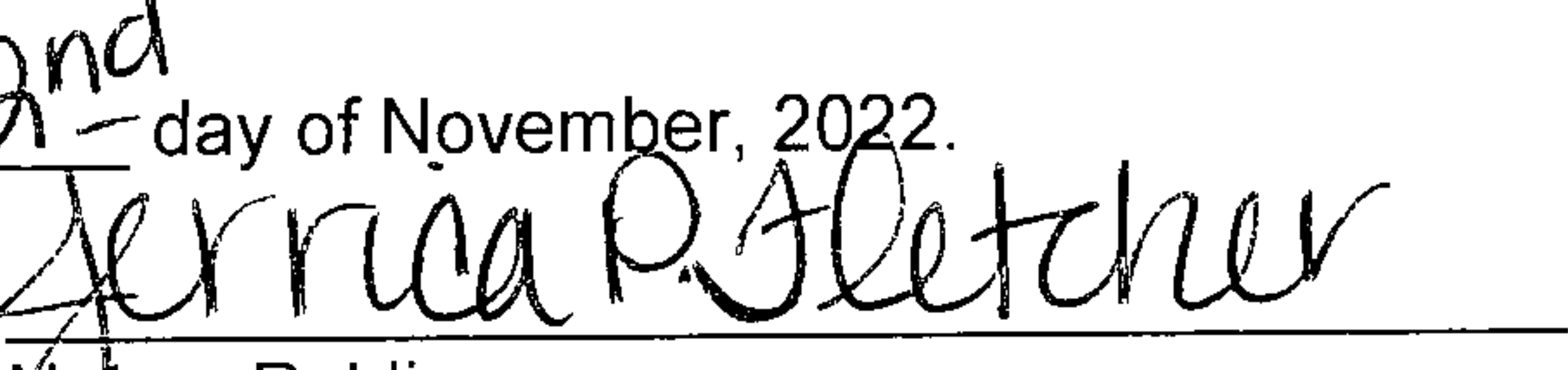
  
RYAN ALFRED HANSEN

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Alyssa Lynn Hansen and Ryan Alfred Hansen**, 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 this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22nd day of November, 2022.



  
Notary Public  
My Commission Expires: 5-6-25

Real Estate Sales Validation Form

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

Grantor's Name	Alyssa Lynn Hansen	Grantee's Name	Robert W. Baumgartner, Jr
Mailing Address	Ryan Alfred Hansen 152 Silverleaf Drive Pelham, AL 35124	Mailing Address	Wendy L. Baumgartner 156 Silverleaf Drive Pelham, AL 35124
Property Address	152 Silverleaf Drive Pelham, AL 35124	Date of Sale	
		Total Purchase Price	\$15,000.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> Closing Statement	<input type="checkbox"/> Tax Assessed Value Under Parcel

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 B. CHRISTOPHER BATTLES

\_\_\_\_\_  
Unattested \_\_\_\_\_  
(verified by)

Sign \_\_\_\_\_  
(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  
12/15/2022 10:36:49 AM  
\$40.00 BRITTANI  
20221215000452080

*Alvin S. Bayl*