

This Instrument was prepared by:
Jestyn G. Payne, Esquire
Kozloff Stoudt, Professional Corporation
2640 Westview Drive
Wyomissing, PA 19610
(610) 670-2552

Send Tax Notice to:
Benjamin W. Wertz and Sarah E. Wertz
6198 Eagle Point Circle
Birmingham, AL 35242

WARRANTY DEED

State of Alabama
Shelby COUNTY

Know All Men by these Presents, that in consideration of One Dollar (\$1.00) to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I, ROBERT G. WERTZ, a married man (herein referred to as GRANTOR), do grant, bargain, sell and convey unto BENJAMIN W. WERTZ and SARAH E. WERTZ, husband and wife (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

Lot 819, according to the Survey of Eagle Point 8th Sector, Phase I as recorded in Map Book 24, Page 127 A and B, In the Probate Office of Shelby County, Alabama.

Being the same premises which Builder Systems, LLC, by Deed dated November 20, 2018 and recorded on November 30, 2018 in the Probate Office of Shelby County, Alabama to Instrument #20181130000418970, granted and conveyed unto Robert G. Wertz.

Subject to: (1) Ad valorem taxes due and payable October 1, 2023 and all subsequent years thereafter, (2) Mineral and Mining Rights not owned by Grantor, (3) All easements, restrictions, reservations, agreements, rights-of-way, building set-back lines and any other matters of record; and (4) Current Zoning and use restrictions.

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 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 do for myself and for my heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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.

The subject property is not the homestead of Grantor or his spouse.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 27th day of December, 2022.

WITNESS:

Marcia K. Hanke

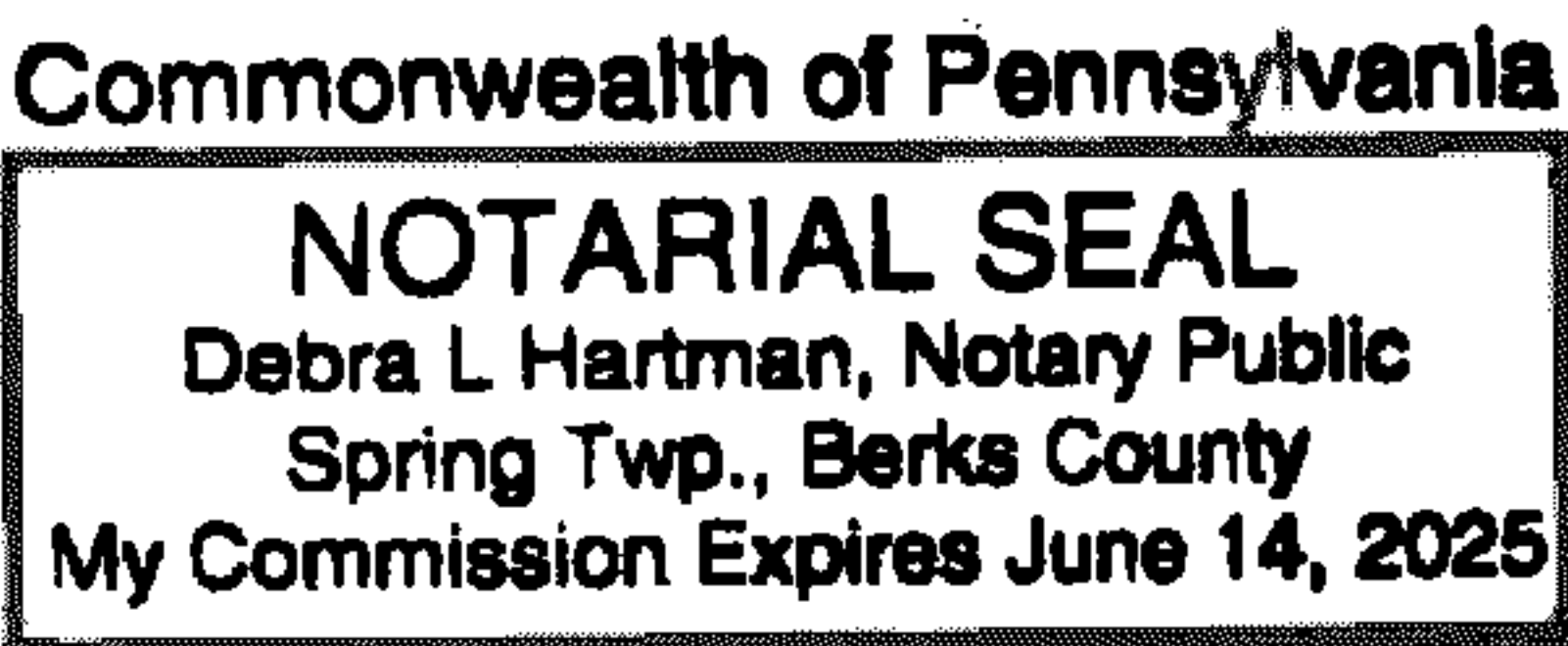
Robert G. Wertz (SEAL)
Robert G. Wertz

COMMONWEALTH OF PENNSYLVANIA :
: SS
COUNTY OF BERKS :

On this the 27th day of December, 2022, before me, a Notary Public, the undersigned officer, personally appeared ROBERT G. WERTZ, an adult individual, known to me (or satisfactorily proven) to be the persons who executed the foregoing Deed and acknowledged that he executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Debra L. Hartman
Notary Public



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

Grantor's Name Robert G. Wertz
 Mailing Address 1062 Alden Way
Lebanon, PA 17042

Grantee's Name Benjamin and Sarah Wertz
 Mailing Address 6198 Eagle Point Circle
Birmingham, AL 35242

Property Address 6198 Eagle Point Circle
Birmingham, AL 35242

Date of Sale December 27, 2022
 Total Purchase Price \$ 450,000.00

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 12/28/2022 02:11:58 PM
 \$478.00 JOANN
 20221228000461790

or
 Actual Value \$

or
 Assessor's Market Value \$



The purchase price or actual value can be verified 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 December 27, 2022

Print Robert G. Wertz

☐ Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1