This Instrument was Prepared by:

Send Tax Notice To: Ralph Schrock Janet Schrock

Mike T. Atchison, Attorney at Law 101 West College Street Columbiana, AL 35051

File No.: MV-22-28753

WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of Four Hundred Fifty Thousand Dollars and No Cents (\$450,000.00), the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, Michael S. Endfinger and Mary S. Endfinger, husband and wife (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto Ralph Schrock and Janet Schrock, as joint tenants with right of survivorship (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

Lot 9, Clearview Estates, as shown by map of said subdivision recorded in Map Book 7, Page 43, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

Property may be subject to taxes for 2023 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 31st day of January, 2023.

State of Alabama

County of Shelby

I, <u>Upril Cark</u>, a Notary Public in and for the said County in said State, hereby certify that Michael S. Endfinger and Mary S. Endfinger, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 31st day of January, 2023.

Notary Public, State of Alabama

My Commission Expires: September 01, 2024

Real Estate Sales Validation Form

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

Grantor's Name Michael S. Endfinger Mary S. Endfinger		Grantee's Name	Ralph Schrock Janet Schrock
Mailing Address	312 Gray Oaks Mr. Malmon 41 35194	Mailing Address	·
Property Address	102 Hickory St. Columbiana, AL 35051	Date of Sale Total Purchase Price or Actual Value or	January 31, 2023 S450,000.00
	A	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			
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 of the assessor's current market value.			
valuation, of the pro-	led and the value must be determined, the operty as determined by the local official a used and the taxpayer will be penalized	charged with the respon	sibility of valuing property for property
	of my knowledge and belief that the infor that any false statements claimed on this <u>975</u> § 40-22-1 (h).		
Date January 25, 2	2023	Print <u>Michael S. End</u>	A. T.
Unattested		_ Sign / Madd 5	
	nd Recorded (verified by) I Public Records	(Grantor/	Grantée/Owner/Agent) circle one



Judge of Probate, Shelby County Alabama, County Clerk Shelby County, AL 02/01/2023 10:25:39 AM \$475.00 JOANN 20230201000026400

Form RT-1

