

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

Send tax notice to:
Joseph Bruce Morton
513 Bayhill Ridge Circle
Hoover, AL 35244

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP
STATE OF ALABAMA
SHELBY COUNTY **KNOW ALL MEN BY THESE PRESENTS**

That in consideration of **FIVE HUNDRED THIRTY FIVE THOUSAND AND 00/100 Dollars (\$535,000.00)** to the undersigned grantor in hand paid by the grantees herein, the receipt and sufficiency of which is acknowledged, I,

Talking Wolf, an unmarried woman

(hereinafter referred to as “Grantor”) do grant, bargain, sell and convey unto

Joseph Bruce Morton and Jennifer Fletcher

(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 23, according to the Survey of Heatherwood Forest, Sector Two, as recorded in Map Book 17, Page 129, in the Probate Office of Shelby County, Alabama.

\$400,000.00 of the proceeds come from a mortgage recorded simultaneously herewith.
Prior owner of the above property, Doris Alison Warnix, was also known as Alison H. Warnix.

- 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 I do for myself and for my heirs, executors, and administrators covenant with 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 Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have set my hand and seal, this 16th day of February, 2023

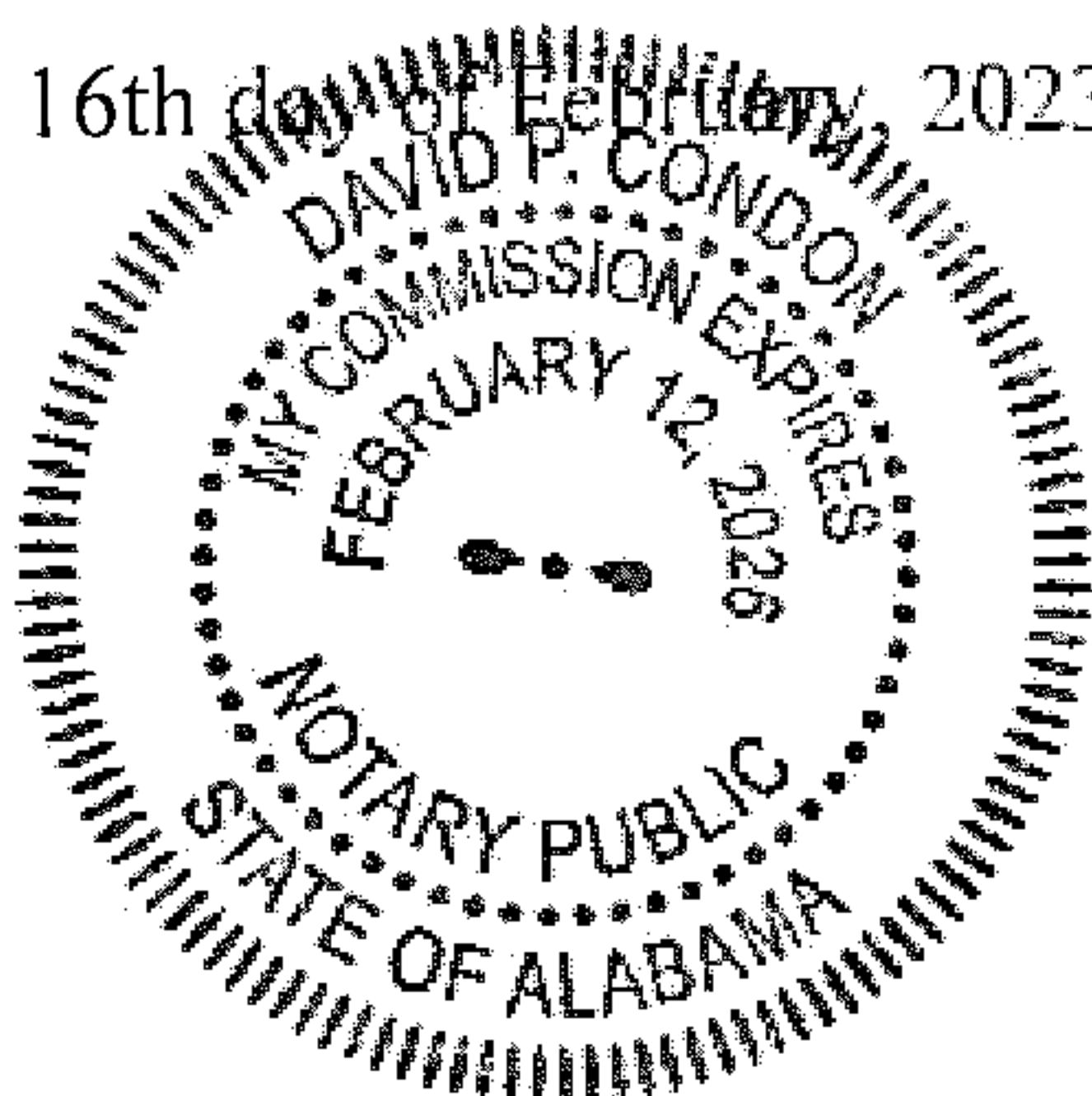
Talking Wolf
Talking Wolf

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Talking Wolf whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16th day of February, 2023.

David P. Condon
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 Talking Wolf
Mailing Address 513 Bayhill Ridge Circle
Hoover, AL 35244

Property Address 513 Bayhill Ridge Circle
Hoover, AL 35244

Grantee's Name Joseph Bruce Morton and Jennifer
Fletcher
Mailing Address 991 W Richland Cir
Auburn, AL 36832

Date of Sale February 16, 2023
Total Purchase Price \$535,000.00
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
☐ Sales Contract

☐ Appraisal
☐ 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).

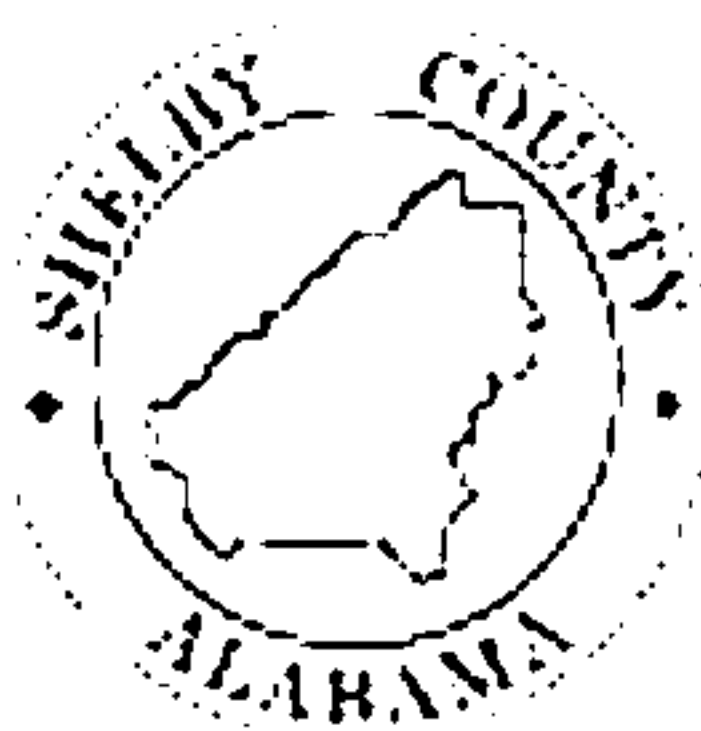
I attest, to the best of my knowledge and belief that the information contained in this document is true and
accurate. I further understand that any false statements claimed on this form may result in the imposition of the
penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 2/16/23

Print David Condon

☐ Unattested

Sign [Signature]



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/17/2023 01:54:35 PM
\$160.00 JOANN
20230217000043850

Form RT-1

Allen S. Boyd