Prepared by:
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1980 Braddock Drive
Hoover, AL 35226

Send Tax Notice to: Ashley Daniels & Keith Daniels 356 Turnberry Rd Birmingham, AL 35244

STATE OF ALABAMA	\
) JOINT WITH RIGHT OF SURVIVORSHIP
COUNTY OF SHELBY) WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of SEVEN HUNDRED TWENTY-FIVE THOUSAND AND NO/100 DOLLARS (\$725,000.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantors, REBECCA A. HENDERSON, individually, an unmarried woman; and NANCY FREEMAN, individually, a married woman; and NANCY FREEMAN, as Personal Representative of the ESTATE OF JAMES H. HENDERSON, Probate Case 22-BHM-01361 (hereinafter referred to as Grantors), the receipt whereof is hereby acknowledged, the Grantors do hereby give, grant, bargain, sell and convey unto the Grantees, ASHLEY DANIELS and KEITH DANIELS (hereinafter referred to as Grantees), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, their heirs and assigns, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 22B, according to the Final Plat of Henderson Resurvey as shown in Map Book 45, Page 83, all in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to rights-of-way, covenants, restrictions, easements, agreements, setback lines, reservations, mineral/mining rights, and declarations of record, if any.

\$500,000.00 of the above-recited consideration is being paid with proceeds from a purchase money mortgage being recorded simultaneously herewith.

Roberta B. Henderson, joint grantee, died on September 20, 2013.

Subject property is not the homestead of Grantor, Nancy Freeman, or her spouse.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular rights, privileges, tenements, appurtenances, and improvements unto 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, their heirs and assigns forever.

And said Grantors, for said Grantors, their heirs, successors, executors and administrators, covenant with Grantees, and with their heirs and assigns, that Grantors are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, which are not yet due and payable; and that Grantors will, and their heirs, executors and administrators shall, warrant and defend the same to said Grantees, and their heirs and assigns, forever against the lawful claims of all persons.

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IN WITNESS WHEREOF, said Grantors, REBECCA A. HENDERSON and NANCY FREEMAN, have hereunto set their hand and seal this the 8th day of March, 2023.

x xxxxxx1111111, have not only see then mand and sear this the our day of mater, 2023.				
Hoban Bon		Manadama		
REBECCA A. HENDERSON		NANCY-FRÉEMAN		
STATE OF ALABAMA)			
)			
COUNTY OF JEFFERSON)			
foregoing conveyance, and who are	d NANCY FREE! known to me, ack	MAN, whose names are signed to the mowledged before me on this day that, executed the same voluntarily on the day		

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 8th day of March, 2023.

NOTARY PUBLIC

My commission expires:

MALCOLM STEWART MCLEOD NOTARY PUBLIC ALABAMA STATE AT LARGE COMM. EXP. 08/15/26

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IN WITNESS WHEREOF, said Grantor, NANCY FREEMAN, as Personal Representative, has hereunto set her hand and seal this the 8th day of March, 2023.

NANCY FREEMAN. as Personal Representative of the ESTATE OF JAMES H. HENDERSON,

Probate Case 22-BHM-01361

STATE OF ALABAMA)	
)	
COUNTY OF JEFFERSON)	

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that NANCY FREEMAN, as Personal Representative of the ESTATE OF JAMES H. HENDERSON, Probate Case 22-BHM-01361, 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 instrument, she, as said Personal Representative, and with full authority, executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 8th day of March, 2023.

NOTARY PUBLIC

My commission expires:

1 MALCOLM STEWART MCLEOD 1 NOTARY PUBLIC ALABAMA STATE AT LARGE COMM. EXP. 08/15/26

Real Estate Sales Validation Form

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

	ESTATE OF JAMES H.			
Grantor's Name	HENDERSON and PROBATE CAS 22BHM01361		ASHLEY DANIELS and KEITH Grantee's NameDANIELS	
Mailing Address	356 TURNBERRY ROAD	Mailing Addre	Mailing Address356 TURNBERRY ROAD	
	BIRMINGHAM, AL 35244		BIRMINGHAM, AL 35244	
Property Address	356 TURNBERRY ROAD BIRMINGHAM, AL 35244	Date of Sa	Date of Sale March 8, 2023	
		Total Purchase Pri	ce\$777,500.00	
		٥٢		
		Actual Value	<u>\$</u>	
		or Assessor's Market Val	ue \$	
	e or actual value claimed on this form of documentary evidence is not requ		ing documentary evidence: (check	
Bill of Sale		Appraisal		
Sales Contrac	<u>_t</u>	Other		
X Closing State	ment			
If the conveyance of this form is not r	-	contains all of the required in	formation referenced above, the filing	
***************************************		nstructions		
Grantor's name an current mailing add		e of the person or persons co	nveying interest to property and their	
Grantee's name ar conveyed.	nd mailing address - provide the nam	e of the person or persons to	whom interest to property is being	
•	the physical address of the property erty was conveyed.	being conveyed, if available.	Date of Sale - the date on which	
Total purchase prid the instrument offe		chase of the property, both re	eal and personal, being conveyed by	
	for record. This may be evidenced b	• • • -	al and personal, being conveyed by the a licensed appraiser or the assessor's	
valuation, of the pr		icial charged with the respons	r market value, excluding current use sibility of valuing property for property abama 1975 § 40-22-1(h).	
•	of my knowledge and belief that the that any false statements claimed or 975 § 40-22-1 (h).			
Ναtο				
Date March 8, 20	<u> </u>	Print /Malcolm \$. Mcl	_eod	
Unattested		Sign \	<u>дальная паправодня при при на марти при на марти на межен.</u>	
	(verified by)	(Grantor/G	Frantee/Owner/Agent) circle one	
	Filed and Rec	orded		
	O.C 1 D 1 12	· · · · · · · · · · · · · · ·		
File 230157	Judge of Prob	ate, Shelby County Alabama, C	County Form RT-1	

Clerk

Shelby County, AL

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\$758.00 JOANN

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Alabama 08/2012 LSS