

20230310000066100
03/10/2023 08:27:27 AM
DEEDS 1/3

This instrument prepared by:

Anthony D. Snable, Attorney
SNABLE LAW FIRM, LLC
2737 Highland Avenue South
Birmingham, AL 35205

Send Tax Notices to:

Rayme Lyle Bryson
Jennifer Hann Bryson
4509 Wooddale Drive
Pelham, AL 35124

WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS

SHELBY COUNTY)

That in consideration of Ten and no/100 Dollars (\$10.00 and other good and valuable consideration, to the undersigned Grantor(s), Jennifer Hann Bryson and Rayme Lyle Bryson, Wife and Husband, (herein referred to as Grantor(s)) in hand paid by the Grantees herein, the receipt and sufficiency of which is hereby acknowledged, the said Grantor(s) do(es) by these presents, grant, bargain, sell and convey unto the said Jennifer Hann Bryson and Rayme Lyle Bryson, (herein referred to as Grantees) as joint tenants with rights of survivorship, and upon the death of either of them, then unto the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 12, Block 1, according to the Survey of Wooddale, 2nd Sector, as recorded in Map Book 5, Page 120, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Ad valorem taxes for the current tax year, 2023.
2. Easements, restrictions, conditions and reservations of record, if any.

Property Address: 4509 Wooddale Drive, Pelham, AL 35124

Jennifer Hann Black and Jennifer Hann Bryson are one and the same person.

THIS CONVEYANCE IS MADE FOR THE PURPOSE OF ESTABLISHING TITLE IN THE GRANTEES TO THE ABOVE DESCRIBED PROPERTY AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP:

ATTORNEY MAKES NO REPRESENTATION AS TO TITLE OR LEGAL DESCRIPTION:

TO HAVE AND TO HOLD, to the said Grantees as joint tenants with rights 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, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s) this 8th day March, 2023.

Jennifer Hann Bryson
Jennifer Hann Bryson

Rayme Lyle Bryson
Rayme Lyle Bryson

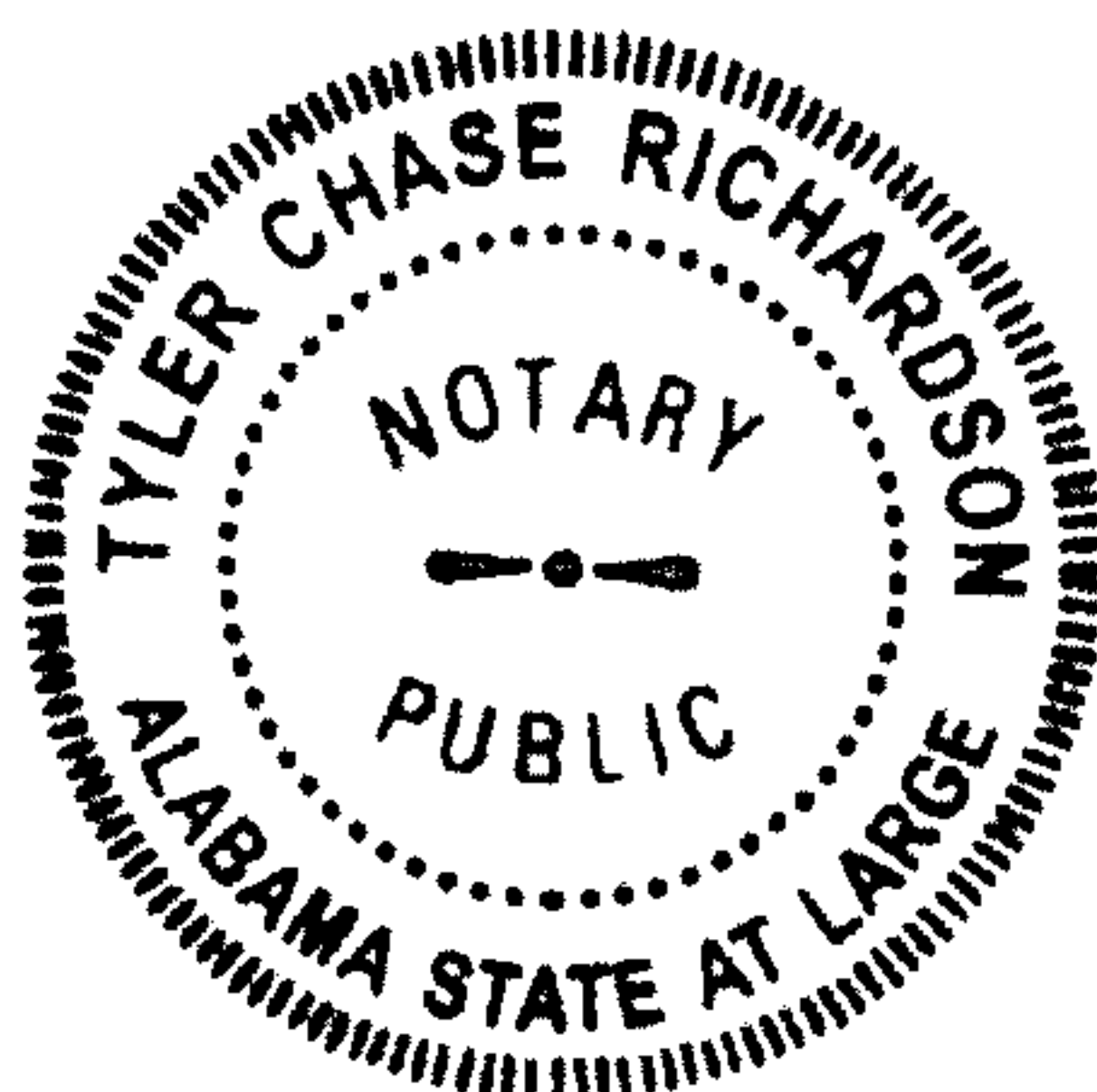
STATE OF ALABAMA)

Shelby COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jennifer Hann Bryson and Rayme Lyle Bryson, Wife and Husband, 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 on this the 8th day of March, 2023.

{NOTARIAL SEAL}



[Signature]
Notary Public
My Commission Expires: 10/14/26

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

Grantor's Name Jennifer Hann Bryson
Rayme Lyle Bryson
 Mailing Address 4509 Wooddale Drive
Pelham, AL 35124

Grantee's Name Jennifer Hann Bryson
Rayme Lyle Bryson
 Mailing Address 4509 Wooddale Drive
Pelham, AL 35124

Property Address 4509 Wooddale Drive
Pelham, AL 35124

Date of Sale 3/8/2023
 Total Purchase Price \$ _____

or
 Actual Value \$ _____

or

Assessor's Market Value \$217,300.00 *

Recording Value \$217,300.00 *

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 ☐ Appraisal
☐ Sales Contract ☒ Other * recording value is determined based on
☐ Closing Statement. Shelby County Tax Assessor's market value.

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 validation, 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: 3/8/2023

Print Name: Anthony D. Snable, Attorney

Unattested

Filed and Recorded (verified by)
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 03/10/2023 08:27:27 AM
 \$247.50 JOANN
 20230310000066100

Sign

(Grantor/Grantee/Owner/Agent) (Circle one)



Allen S. Bayl