

THE PREPARER OF THIS INSTRUMENT DID NOT HAVE THE BENEFIT OF A SURVEY OR TITLE SEARCH AND MAKES NO CERTIFICATION AS TO TITLE OR LEGAL DESCRIPTION, HAVING RELIED SOLELY UPON THE INFORMATION PROVIDED BY THE GRANTOR.

This instrument was prepared by:
William P. Sproule, Attorney at Law
1283 Rock Creek Road
Concord, AL 35023

Address for taxes:
Priscilla Humphrey
114 Southlake Lane
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 One Hundred Eighteen Thousand Two Hundred Fifty (\$ 118,250.00) and no/100----Dollars, the amount of which can be verified as one-half (1/2) of the fair market value (FMV) by the 2021 assessed tax value record from the Shelby County, Alabama Tax Assessor's Office, to the undersigned grantor, with no money being paid by the grantees and the receipt whereof has not been acknowledged, but is merely contained in this instrument to be in compliance with all applicable statutes I, Priscilla Humphrey, an unmarried woman (herein referred to as GRANTOR) do hereby grant, bargain, sell and convey unto Priscilla Humphrey and to Bobby Humphrey (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in **Shelby, Alabama**, to-wit:

Lot 35, Block 3., according to the Amended Map of Southlake Crest, 2nd Sector, as recorded in Map Book 19, Page 14, and the Probate Office of Shelby County, Alabama.

Property address: 114 Southlake Lane, Birmingham, AL 35244
Parcel No.: 10-4-20-0-008-035.000

Subject to:

1. Ad valorem taxes for the current tax year, 2022 and subsequent tax years.
2. Mineral and mining rights and other rights, privileges and immunities relating thereto, if any.
3. Easements, rights of way and other reservations and restrictions of record, if any.
4. Subject to that mortgage executed by Priscilla Humphrey to Bryant Bank on the 4th day of January 2022, in the amount of \$ 175,000.00 and recorded as Instrument No. 20220105000005980 on the 5th day of January, 2022.

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 created is severed or terminated during the

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joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to that surviving grantee.

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 24 day of MARCH, 2022.


PRISCILLA HUMPHREY

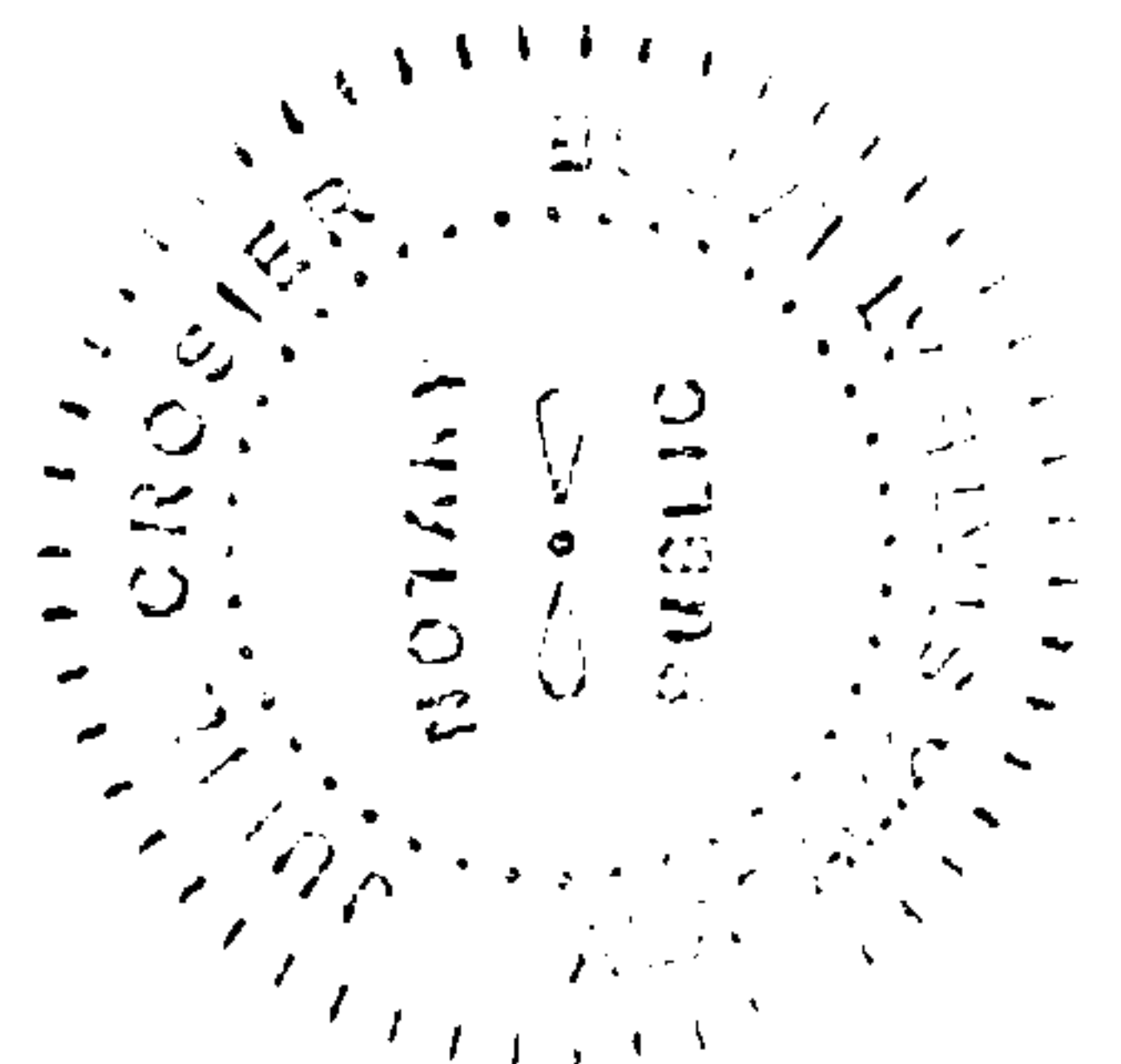
GENERAL ACKNOWLEDGMENT

State of ALABAMA)
JEFFERSON County)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Priscilla Humphrey, an unmarried woman, 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 this conveyance, she has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24 day of MARCH, 2022.


Notary Public
My Commission Expires: JAN 18th 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 Priscilla Humphrey
 Mailing Address 114 Southlake Lane
Doon AL 35244

Grantee's Name Priscilla Humphrey
 Mailing Address 130th, Humphrey
114 Southlake Lane
Doon AL 35244

Property Address 114 Southlake Lane
Doon AL 35244

Date of Sale NA

Total Purchase Price \$

or

Actual Value

\$ 118,250.00

or

Assessor's Market Value \$



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 03/20/2023 08:40:37 AM
 \$146.50 JOANN
 20230320000074740

The purchase price or actual value claim Ally's ByL 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 5 of Value Adding Additional
Grantee

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 3-20-23Print Richard Greene

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one