



20230321000078030 1/4 \$228.50
Shelby Cnty Judge of Probate, AL
03/21/2023 03:14:31 PM FILED/CERT

Parcel I.D. #:

Send Tax Notice To: Billy Joe Cummings, Jr.
1700 King Charles Court
Alabaster, AL 35007

WARRANTY DEED

- Joint Tenancy With Right of Survivorship -

STATE OF ALABAMA)

)

COUNTY OF SHELBY)

)

Know all men by these presents, that in consideration of the sum of One Hundred Ninety-Seven Thousand One Hundred Dollars and 00/100 (\$ 197,100.00), the receipt of sufficiency of which are hereby acknowledged, that **Billy Joe Cummings, Sr., and Patricia Jean Cummings, a married couple**, hereinafter known as GRANTOR, does hereby bargain, grant, sell and convey the following described real property being situated in Shelby County, Alabama, to **Billy Joe Cummings, Sr., and Billy Joe Cummings, Jr.**, hereinafter known as the GRANTEE;

A tract of land situated in the SE 1/4 of the NW 1/4, Section 26, Township 20 South, Range 3 West, Shelby County, Alabama, and more particularly described as follows: Begin at the NW corner of Lot 57 of Kingwood, First Addition, as recorded in Map Book 6, Page 90, in the Probate Office of Shelby County, Alabama; Thence run in an Easterly direction along the North line of said Lot 57 a distance of 150.05 feet to the West line of a street known as King Charles Court; Thence run in a Northerly direction along the West line of King Charles Court a distance of 145.64 feet to a point on the North line of SE 1/4 of NW 1/4 of said Section 26; Thence West along the North line of said 1/4-1/4 a distance of 150.05 feet to the Point of Beginning.

Subject to any and all easements, rights of way and restrictions of record.

The legal description was provided by the GRANTOR and was taken from that certain instrument recorded as Instrument # 1993-40883, in the Shelby County, Alabama, Probate Judge's Office. This deed was prepared without the benefit of a title search or survey.

TO HAVE AND TO HOLD to the said GRANTEE 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

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State of Alabama
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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, together with every contingent remainder and right of reversion.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEEES, their heirs, and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

14 IN WITNESS WHEREOF, we have hereunto set our hands and seals, on this the
Day of MARCH, 2023.

Billy Joe Cummings, Sr.
Billy Joe Cummings, Sr.
GRANTOR

Patricia Cummings
Patricia Jean Cummings
GRANTOR

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said State, do hereby certify that *Billy Joe Cummings* and *Patricia Jean Cummings*, a married couple, whose names are signed to the foregoing conveyance, and who are personally known to me, acknowledged before me and my official seal of office, that they did execute the same voluntarily on the day the same bears date.

Given under my hand and official seal of office on this the 14 Day of
MARCH, 2023.



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NOTARY PUBLIC
My Commission Expires:

28 February, 2024

This Instrument Prepared By:

Clint C. Thomas, P.C.
Attorney at Law
P.O. Box 1422
Calera, AL 35040

Closing did not occur in the office of the
preparer.

Real Estate Sales Validation Form

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

Grantor's Name Billy Joe Cummings, Jr.
Mailing Address 1700 King Chalks Court
Alabaster, AL 35007

Grantee's Name Billy Joe Cummings, Jr.
Mailing Address 1700 King Chalks Court
Alabaster, AL 35007

Property Address 1700 King Chalks Court
Alabaster, AL 35007



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Date of Sale 3/10/23

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$ 197,100.

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

Closing Statement

Appraisal

Other

Not Record

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 3/10/23

Unattested

(verified by)

Print

Patricia J. Cummings

Sign

Patricia Cummings

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1