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Prepared by:
JUL ANN McLEOD, Esq.
McLeod & Associates, LLC
1980 Braddock Drive
Hoover, AL 35226

Send Tax Notice to:
Michael F. Donahoo, Vanessa G. Donahoo, and
Landon Aaron Donahoo
128 Overview Drive
Sterrett, AL 35147

This deed is being prepared without the benefit of a title search/exam. The preparer is acting as scrivener only. No warranties are made by the preparer as to the status of title or the accurateness of the legal description.

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 FIVE HUNDRED AND NO/100 DOLLARS (\$500.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantors, MICHAEL F. DONAHOO and VANESSA G. DONAHOO, husband and wife (hereinafter referred to as Grantors), the receipt whereof is hereby acknowledged, the Grantors do hereby give, grant, bargain, sell and convey unto the Grantees, MICHAEL F. DONAHOO, VANESSA G. DONAHOO, and LANDON AARON DONAHOO (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 909, according to the Survey of Forest Parks – 9th Sector, as recorded in Map Book 24, Page 138 A & B and in Inst. No. 1998-49151, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

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

Corrine Donahoo, joint grantee in deed dated 9/30/1999, and recorded in Instrument #1999-42865, having died on, to-wit: February 23, 2012.

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.

20230406000096910 04/06/2023 02:30:24 PM DEEDS 2/3

IN WITNESS WHEREOF, said Grantors have hereunto set their hand and seal this the 24th day of February, 2023.

MICHAEL F. DONAHOO

VANESSA C DONATIOO

STATE OF ALABAMA

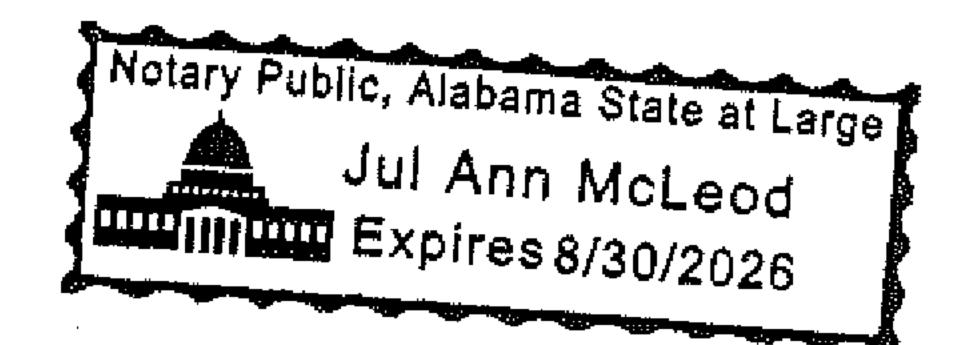
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that MICHAEL F. DONAHOO and VANESSA G. DONAHOO, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 24th day of February, 2023.

NOTARY PUBLIC

My commission expires:



20230406000096910 04/06/2023 02:30:24 PM DEEDS 3/3

Real Estate Sales Validation Form

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

Grantor's Name	MICHAEL F. DONAHO VANESSA G. DONAH		MICHAEL F. DONAHOO, VANESSA G. DONAHOO, and Grantee's NameLANDON AARON DONAHOO			
Mailing Address	128 OVERVIEW DRIV STERRETT, AL 35147		Mailing Address 128 OVERVIEW DRIVE STERRETT, AL 35147			
Property Address	128 OVERVIEW DRIV STERRETT, AL 35147		Date of Sale February 24, 2023			
			Total Pu	rchase Pri	ce <u>\$</u>	
			o Actual o	Value	\$113,000.00	
			Assessor's N		ue <u>\$</u>	
	e or actual value claimed of documentary evidence			the follow	ing documentary evidence: (check	
Bill of SaleSales ContractClosing Statement			Appraisal X _Other	TAX VAL	.UATION	
If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.						
	177777-7	Instr	uctions			
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 an conveyed.	d mailing address - prov	vide the name of	the person or p	persons to	whom interest to property is being	
	the physical address of erty was conveyed.	the property bein	ig conveyed, if	available.	Date of Sale - the date on which	
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.						
	for record. This may be				al and personal, being conveyed by the a licensed appraiser or the assessor's	
valuation, of the pro-	operty as determined by	the local official	charged with ti	ne respons	market value, excluding current use sibility of valuing property for property bama 1975 § 40-22-1(h).	
	that any false statement				document is true and accurate. I mposition of the penalty indicated in	
Date February 2	4, 2023		Print Maleo	îm S. McL	<u>_eod</u>	
Unattested	(veri	fied by)	Sign	Grantor/G	rantee/Owner/Agent) circle one	
F™:i→ ∽⊙∽∢∽⊙	Filed Offic	and Recorded cial Public Records se of Probate, Shelby Co				

Clerk

Shelby County, AL

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\$142.00 JOANN

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File 230123

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Form RT-1

Alabama 08/2012 LSS