

**SEND TAX NOTICE TO:**  
**Robert J. Arnold and Patricia S. Rector**  
**405 Old Cahaba Way**  
**Helena, Alabama 35080**

This instrument was prepared by:  
Edward Reisinger  
Kudulis, Reisinger & Price, LLC  
P. O. Box 653  
Birmingham, AL 35201

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

**STATE OF ALABAMA**

**SHELBY COUNTY**

**KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of **Ten dollars & no cents (\$10.00)**

To the undersigned **GRANTOR(S)** in hand paid by the **GRANTEE(S)** herein, the receipt whereof is acknowledged,

**Robert J. Arnold, an unmarried man**

(herein referred to as **GRANTOR(S)**), do grant, bargain, sell and convey unto

**Robert J. Arnold and Patricia S. Rector**

(herein referred to as **GRANTEE(S)**), as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

**Lot 47, according to the Map and Survey of Old Cahaba 11-B, as recorded in Map Book 30, Page 28, in the Probate Office of Shelby County, Alabama.**

Subject to:

Taxes for the year 2023 and subsequent years

Easements, Restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any

Mineral and mining rights, if any.

Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the land.

All matters as set forth in that plat of Old Cahaba 11-B, as recorded in Map Book 30, Page 28, in the Probate Office of Shelby County, Alabama.

Right(s) of way to Shelby County, as recorded in Volume 155, Page 331; Volume 155, Page 425 and Lis Pendens Book 2, Page 165.

Right of way granted to Alabama Power Company by instrument (s) recorded in Volume 247, Page 853; Volume 131, Page 447 and Volume 139, Page 238.

WARRANTY DEED, JOINT TENANTS  
WITH RIGHT OF SURVIVORSHIP  
CBT File #2303004

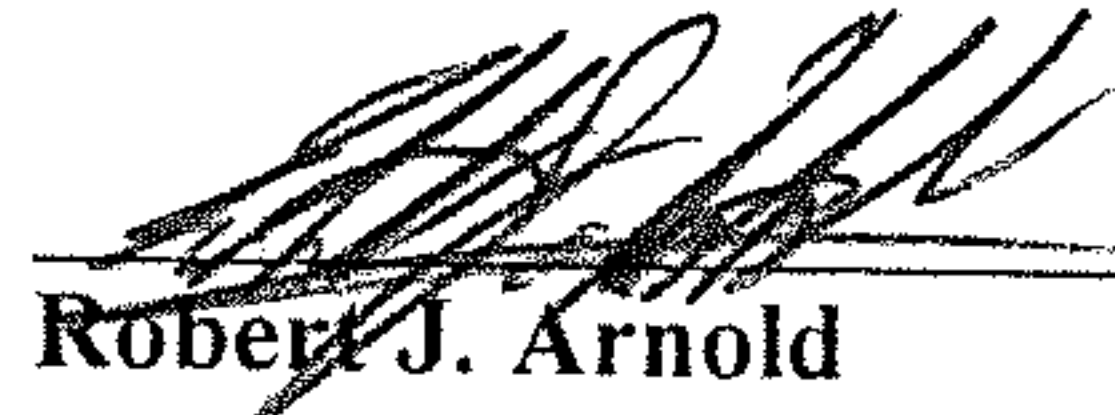
Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges, immunities, and release of damages relating thereto, as recording in Volume 61, Page 164.

Covenants and agreement relating to roadway easement as set forth in Volume 133, Page 277.

**TO HAVE AND TO HOLD** Unto 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 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 (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said **GRANTEES**, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said **GRANTEES**, their heirs and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, GRANTOR(S) have hereunto set my (our) hand(s) and seal(s), April 6, 2023.

 (Seal)  
Robert J. Arnold

STATE OF ALABAMA

General Acknowledgement

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Robert J. Arnold, an unmarried man**, 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 have/has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6th day of April, 2023

Notary Public.

(Seal)

My Commission Expires: \_\_\_\_\_

WILLIAM PATRICK COCKRELL  
NOTARY PUBLIC  
ALABAMA STATE AT LARGE  
COMM. EXP. 01/07/25



## Real Estate Sales Validation Form

***This Document must be filled in accordance with Code of Alabama 1975, Section 40- 22-1 (h)***

Grantor's Name Robert J. Arnold

Grantee's Name Robert J. Arnold and Patricia S. Rector

Mailing Address 405 Old Cahaba Way, Helena,  
Alabama 35080Mailing Address 405 Old Cahaba Way  
Helena, Alabama 35080Property Address 405 Old Cahaba Way, Helena,  
Alabama 35080Date of Sale 04/06/2023

Total Purchase Price \$ \_\_\_\_\_

or

Actual Value \_\_\_\_\_

or

Assessor's Market Value \$265,200.00

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☐ Sales Contract☐ Closing Statement☐ Appraisal☒ Other Shelby County Tax Assessor

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 of 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 6 April 2023Print Robert J. ArnoldUnattestedFA  
(verified by)Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
04/20/2023 08:04:26 AM  
\$293.50 BRITTANI  
20230420000113420

Alicia S. Boyd