

This instrument was prepared by:
David P. Condon, P.C.
100 Union Hill Drive Suite 200
Birmingham, AL 35209

Send tax notice to:
Christian Patel
5429 Woodford Drive
Birmingham, AL 35242

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **SIX HUNDRED SEVENTY FIVE THOUSAND AND 00/100 Dollars (\$675,000.00)** to the undersigned grantor in hand paid by the grantee herein, the receipt and sufficiency of which is acknowledged,

Murry L. Bartow and Beth B. Long as Co-Personal Representative of Estate of Ruth H. Bartow, deceased, Probate Case No. PR-2023-000290, Shelby County, Alabama

(hereinafter referred to as "Grantor") does grant, bargain, sell and convey unto

Christian Patel and Payton Patel

(hereinafter referred to as "Grantee"), as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

Lot 29, in Block 8, according to the Amended Survey of Woodford, as recorded in Map Book 8, Page 51, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to: (1) 2023 ad valorem taxes not yet due and payable;
(2) all mineral and mining rights not owned by the Grantor; and
(3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

TO HAVE AND TO HOLD unto 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 Grantor does for itself and for its successors and assigns covenant with Grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set its seal by its authorized representative, this 4th day of May, 2023

Estate of Ruth H. Bartow, deceased, Probate Case No. PR-2023-000290

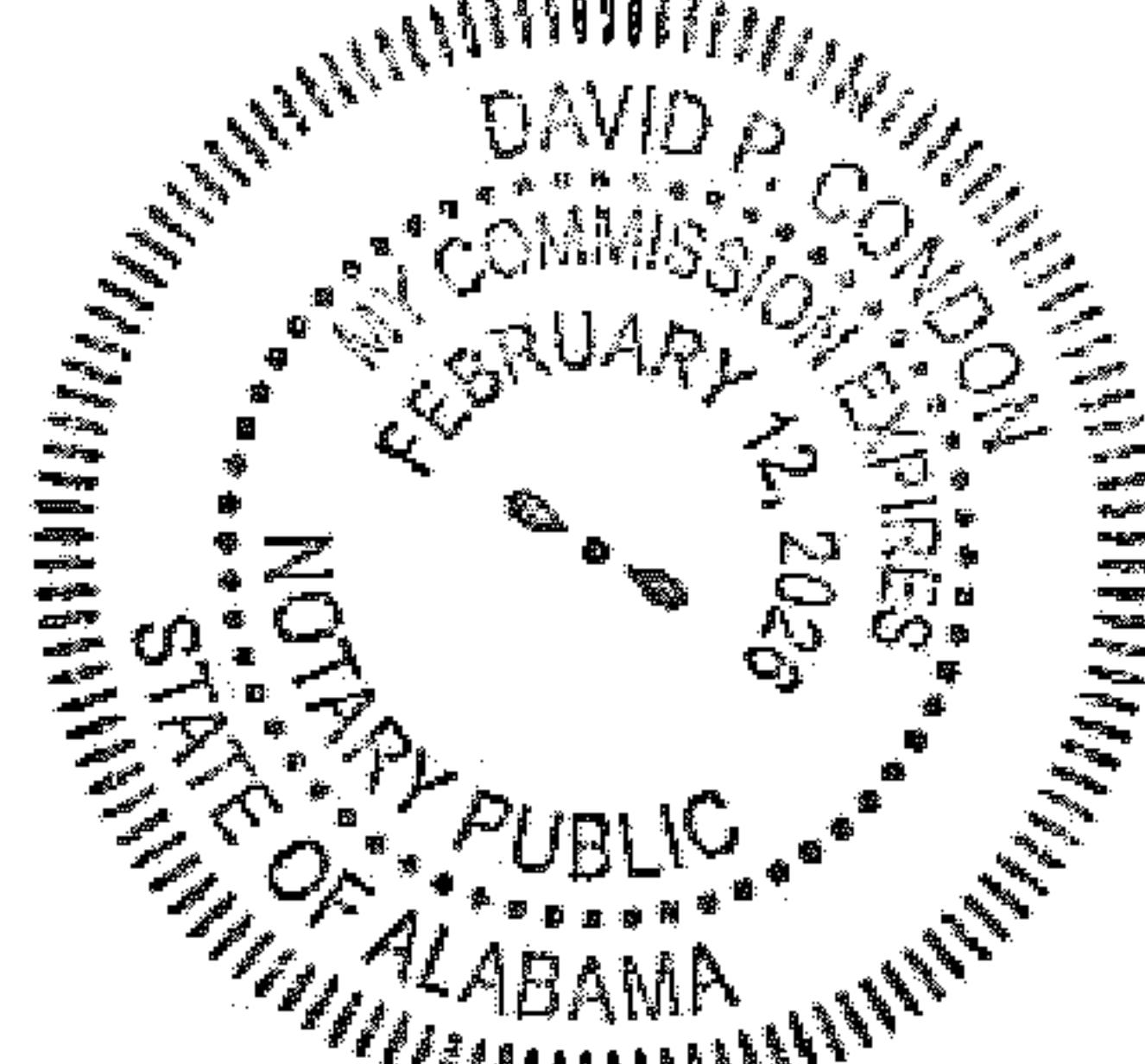
By: 
Murry L. Bartow, Personal Representative

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Murry L. Bartow, Personal Representative of Estate of Ruth H. Bartow, deceased, Probate Case No. PR-2023-000290 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 the conveyance, he, in his capacity as Personal Representative of the Estate of Ruth H. Bartow, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4th day of May, 2023.

Notary Public: David P. Condon
My Commission Expires: 02.12.2026



IN WITNESS WHEREOF, Grantor has set its seal by its authorized representative, this 4th day of May, 2023

Estate of Ruth H. Bartow, deceased, Probate Case No. PR-2023-000290

By: Beth B. Long
Beth B. Long, Personal Representative

STATE OF NC
COUNTY OF Mecklenburg

I, the undersigned Notary Public in and for said County and State, hereby certify that Beth B. Long, Personal Representative of Estate of Ruth H. Bartow, deceased, Probate Case No. PR-2023-000290 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 the conveyance, she, in her capacity as Personal Representative of the Estate of Ruth H. Bartow, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4th day of May, 2023.

Patricia F. Sloan
Notary Public:
My Commission Expires: 4/9/2024

| |
|---|
| Patricia F. Sloan Notary Public Mecklenburg County, N.C. Commission Expires 4/9/2024 |
|---|

Real Estate Sales Validation Form

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

| | | | |
|------------------|--|-------------------------|---|
| Grantor's Name | <u>Murry L. Bartow, Personal Representative of Estate of Ruth H. Bartow, deceased, Probate Case No. PR-2023-000290</u> | Grantee's Name | <u>Christian Patel and Payton Patel</u> |
| Mailing Address | <u>5429 Woodford Drive Birmingham, AL 35242</u> | Mailing Address | <u>5429 Woodford Drive Birmingham, AL 35242</u> |
| Property Address | <u>5429 Woodford Drive Birmingham, AL 35242</u> | Date of Sale | <u>May 4, 2023</u> |
| | | Total Purchase Price | <u>\$675,000.00</u> |
| | | Or | |
| | | Actual Value | <u>\$</u> |
| | | Or | |
| | | Assessor's Market Value | <u>\$</u> |

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)

| | |
|---|------------------------------------|
| <input type="checkbox"/> Bill of Sale | <input type="checkbox"/> Appraisal |
| <input type="checkbox"/> Sales Contract | <input type="checkbox"/> Other: |
| <hr style="width: 100%; border: 0; border-top: 1px solid black; margin-top: 5px;"/> | |
| <input type="checkbox"/> Closing Statement | |

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.

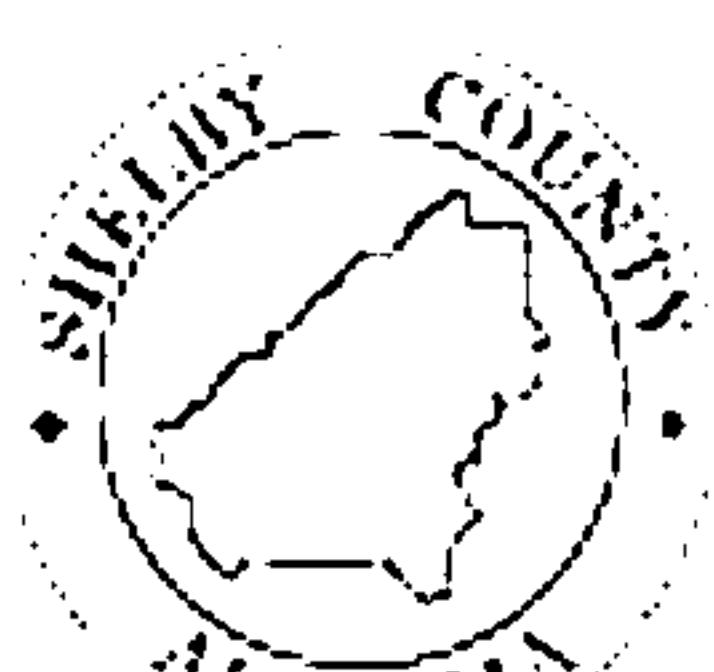
Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

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 5/4/23 Print David Cordon
 Unattested (verified by) Sign Will
 (Grantor/Grantee/ Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 05/09/2023 02:35:06 PM
 \$704.00 BRITTANI
 20230509000137180

Form RT-1

Allen S. Bayl