This instrument was prepared by:
Mark E. Gualano
Attorney at Law
701 Chestnut Street
Vestavia Hills, AL 35216

Send Tax Notices to: Bryson Hood Rebecca Hood 1944 Janeway Pass Hoover, AL 35244

# WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA JEFFERSON COUNTY

#### KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Five Hundred Sixty One Thousand and no/100 Dollars (\$561,000.00) to the undersigned grantor(s) (whether one or more); in hand paid by the grantee(s) herein, the receipt and sufficiency of which is hereby acknowledged, I or we, Roger W. Jackson and Amy Vinzant Jackson, Husband and Wife (herein referred to as grantor(s), whether one or more), grant, bargain, sell and convey to Bryson Hood and Rebecca Hood hereinafter referred to as grantee(s), whether one or more), the following described real estate situated in Shelby County, Alabama to-wit:

Lot 704, according to the Survey of Lake Wilborn Phase 6B, as recorded in Map Book 52, Page 97, in the Probate Office of Shelby County, Alabama.

\$504,900.00 of the purchase price recited herein was paid from the proceeds of a purchase money mortgage closed simultaneously herewith.

The effective date of this deed is:	5/12/2023
<b>**</b>	· · ·

#### SUBJECT TO:

- 1. Ad valorem taxes for the current tax year.
- 2. Easements, restrictions, reservations and conditions of record.

TO HAVE AND TO HOLD, to the said Grantees as joint tenants with rights 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 said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/(we) the undersigned hereunto set my (our) hand(s) and seal(s) this 11th day of May, 2023.

Roger W. Jackson

And Vinzant Jackson/

STATE OF ALABAMA COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Roger W. Jackson and Amy Vinzant Jackson 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 conveyance, they executed the same voluntarily and as their act on the day the same bears date.

Given under my hand and official seal this \(\begin{bmatrix} \lambda \text{M} \\ \text{day of May, 2023} \end{bmatrix}\)

Notary Public

y commission expires:

### Real Estate Sales Validation Form

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

Grantor's Name	Amy Vinzant Jackson Roger W. Jackson	Grantee's Name	Rebecca Hood Bryson Hood	
Mailing Address	4688 BILLANDSA	Mailing Address	1944 Janeway Pass.	
	Trussille, 112 351		Hoover, AL 35244	
Property Address	1944 Janeway Pass	Date of Sale	***************************************	
	Hoover, AL 35244	Total Purchase Price or	\$561,000.00	
		Actual Value		
		or		
		Assessor's Market Value		
•	or actual value claimed on this form of documentary evidence is not requi		ng documentary evidence: (check	
X Sales Con	<u></u>	Other		
Closing Sta	atement			
If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.				
778 A.A.	Ins	structions		
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 d	ate on which interest to the property v	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.				
	property is not being sold, the true val ed for record. This may be evidenced narket value.	· · · · · · · · · · · · · · · · · · ·	•	
valuation, of the pro	ed and the value must be determined perty as determined by the local officused and the taxpayer will be penalized.	ial charged with the respons	sibility of valuing property for property	
	of my knowledge and belief that the in hat any false statements claimed on the statements of the state			
Date 5/2/2		Print Amy Vinzant Ja	ackson	
Unattested		Sign A Vin	MACHAON TO THE RESIDENCE TO THE PARTY OF THE	
S Co	nd Recorded (Verified by) I Public Records of Probate, Shelby County Alabama, County	//Grantor/	Grantee/Owner/Agent) circle one	

THAT IS

Shelby County, AL

20230512000141770

**\$84.50 JOANN** 

05/12/2023 03:07:09 PM

alli 5. Buyl

Form RT-1