

This Instrument Prepared by:
Kim McConnell
2233 2nd Avenue North
Birmingham, AL 35203

Send Tax Notice To:
Jamie Peters
Jasper Heinsbroek
5295 Harvest Ridge Ln
Birmingham, AL 35242

WARRANTY DEED (Joint with Right of Survivorship)

State of Alabama
Shelby County

Know all Men by These Presents, that in consideration of one dollar and other good and valuable consideration to the undersigned GRANTOR, in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, David Stanton and Denise Stanton, a married couple (herein referred to as grantor), do grant, bargain, sell and convey unto Jamie Peters and Jasper Heinsbroek (herein referred to as grantees) as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 33, according to the Survey of Meadow Brook 11 Sector, as recorded in Map Book 9, Pages 6 A & B, in the Office of the Judge of Probate of Shelby County, Alabama.


\$336,000.00 of the consideration is being paid from a purchase money mortgage being recorded simultaneously herewith.

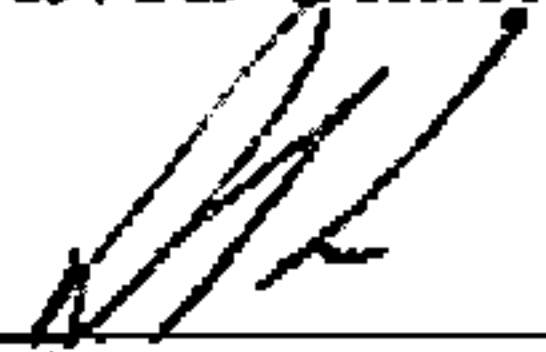
TO HAVE AND TO HOLD to the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein), in the 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, I/We have hereunto set my/our hand(s) and seal(s) this 6 day of June, 2023.



David Stanton


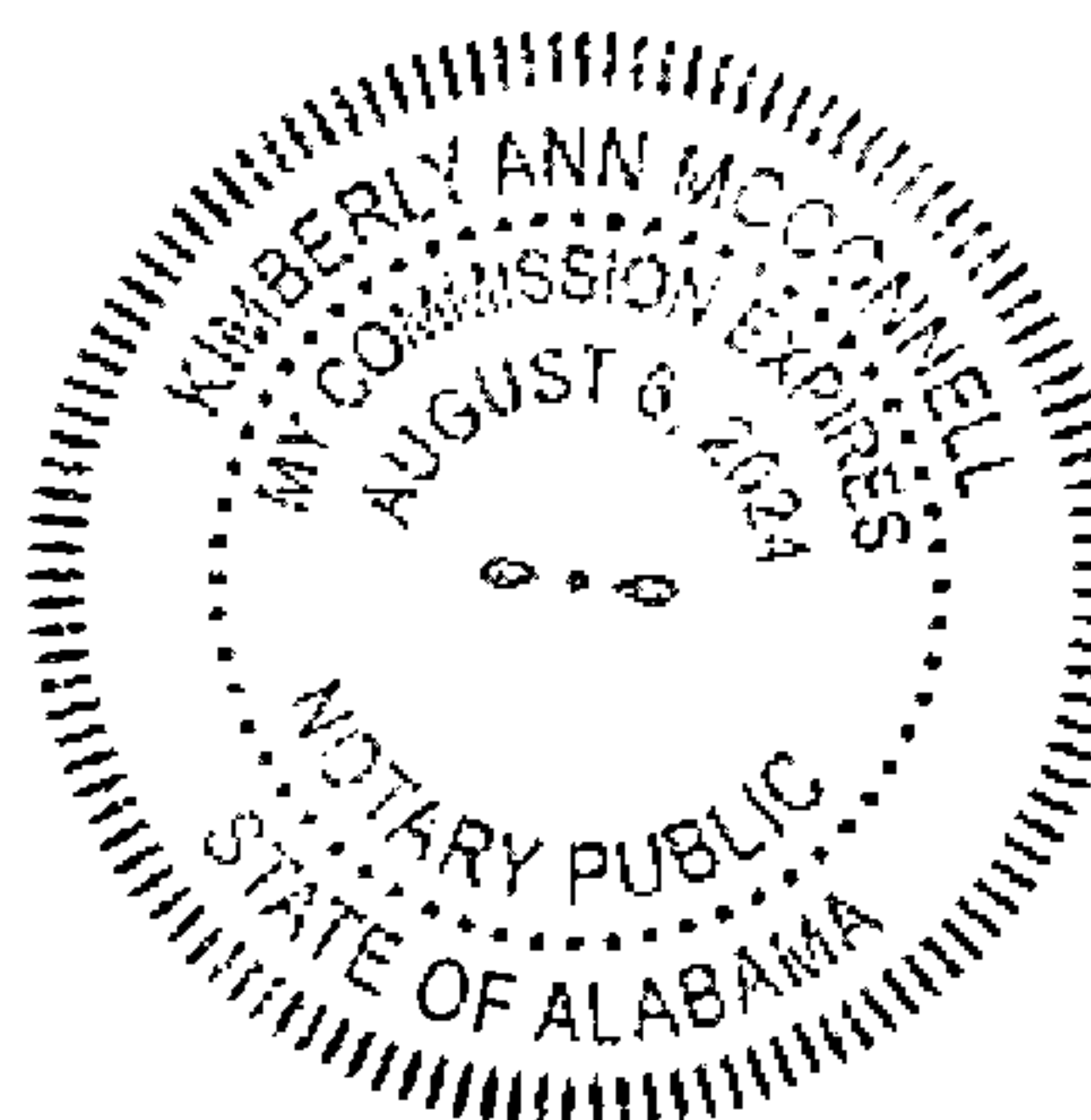
Denise Stanton

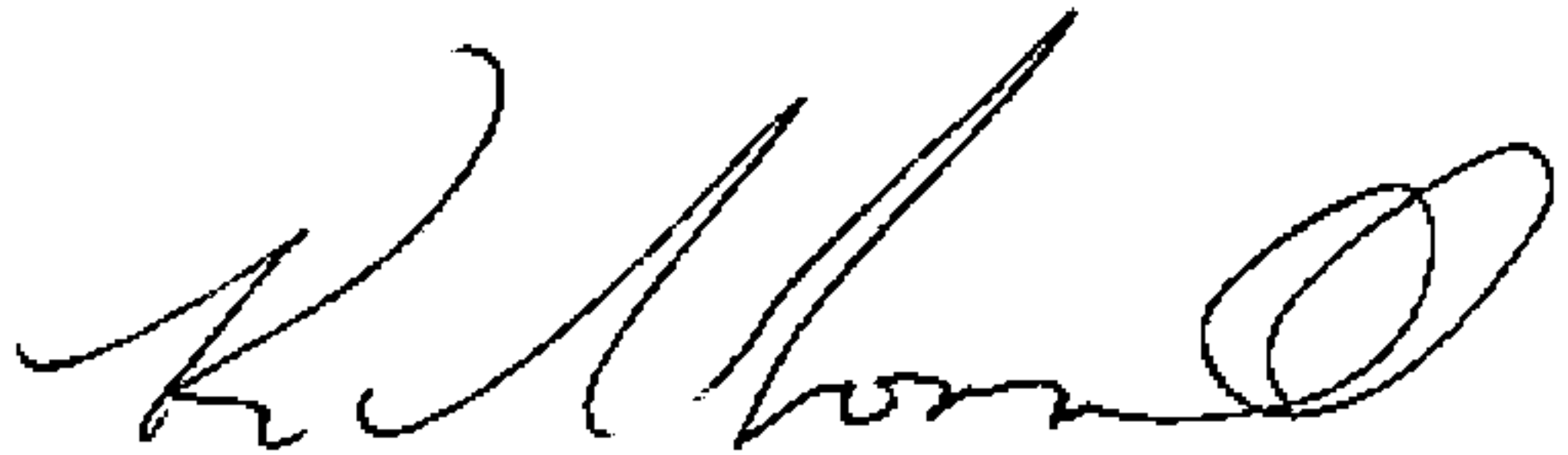
General Acknowledgment

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that David Stanton and Denise Stanton whose names 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 they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6th day of June 2023.





Notary Public
My commission expires: 8/6/24

(SEAL)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/07/2023 03:07:29 PM
\$112.00 JOANN
20230607000171910

Alicia S. Bayl

Real Estate Sales Validation Form

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

Grantor's Name David Stanton and Denise Stanton
Mailing Address 427 Oxford Way
Pelham, AL 35124

Grantee's Name Jamie Peters and Jasper Heinsbroek
Mailing Address 5295 Harvest Ridge Ln
Birmingham, AL 35242

Property Address 5295 Harvest Ridge Lane
Birmingham, AL 35242

Date of Sale June 7, 2023
Total Purchase Price \$420,000.00
Or
Actual Value \$ _____
Or
Assessor's Market Value \$ _____

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 Appraisal
 Sales Contract Other: _____
 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 6/7/23 Print Kim McConnell
 Unattested _____ Sign [Signature]
(verified by) (Grantor/Grantee/ Owner/Agent) circle one