

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

Send tax notice to:
Addison Clark
104 Hayesbury Court
Pelham, Alabama 35124

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS

That in consideration of Two Hundred Twenty Five Thousand Nine Hundred and 00/100 Dollars (\$225,900.00) to the undersigned grantor in hand paid by the grantees herein, the receipt whereof is acknowledged, I,

Jennifer Colbaugh Raggio, a married person

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

Addison Clark and Paige Clark

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

Lot 114, according to the Survey of Hayesbury, Phase1, according to the plat thereof recorded in Map Book 28, Page 89, in the Probate Office of Shelby County, Alabama.

\$214,605.00 of the proceeds come from a mortgage recorded simultaneously herewith.

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.

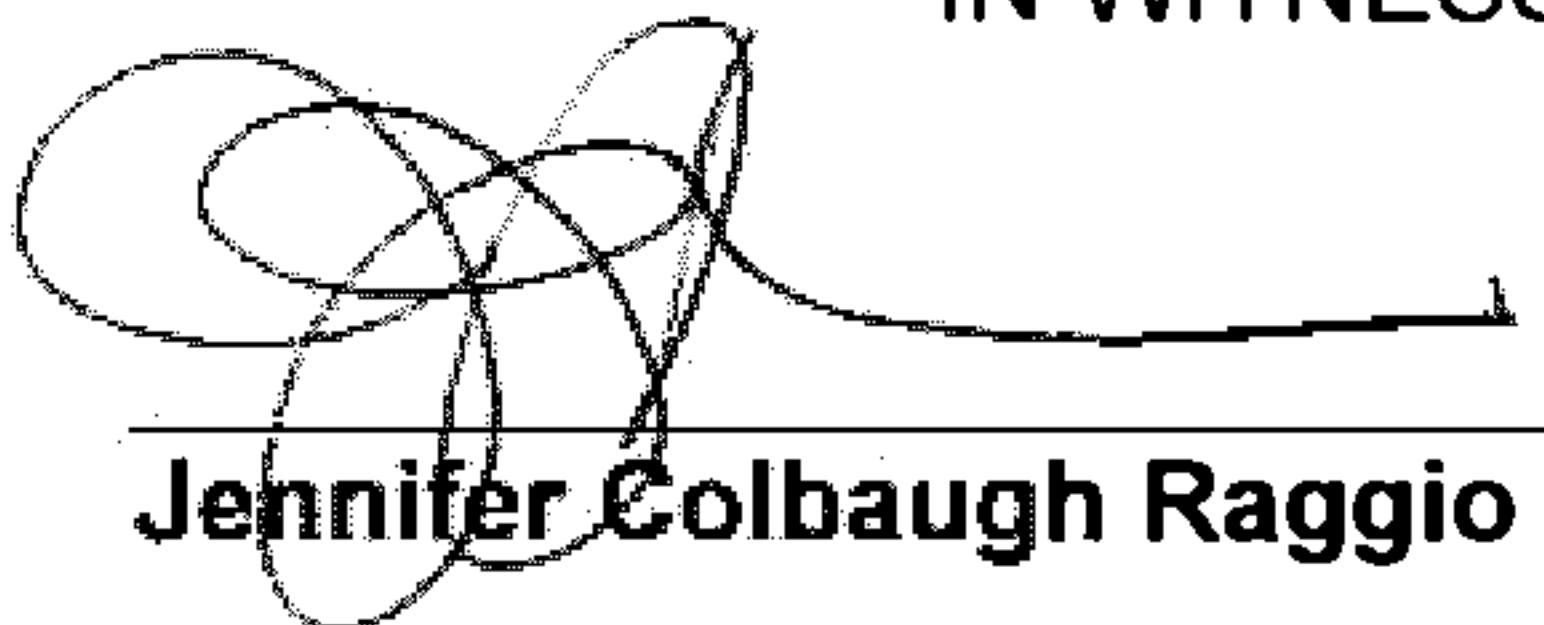
The above described property does not constitute the homestead of the Grantor or her spouse.

Jennier Colbaugh Raggio is one and the same person as Jennifer Culp Colbaugh, grantee in Deed recorded in Instrument #20170421000136460 in the Probate Office of Shelby County, Alabama.

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

IN WITNESS WHEREOF, I have set my hand and seal, this 8th day of June, 2023.



Jennifer Colbaugh Raggio

(Seal)

STATE OF ALABAMA

JEFFERSON COUNTY

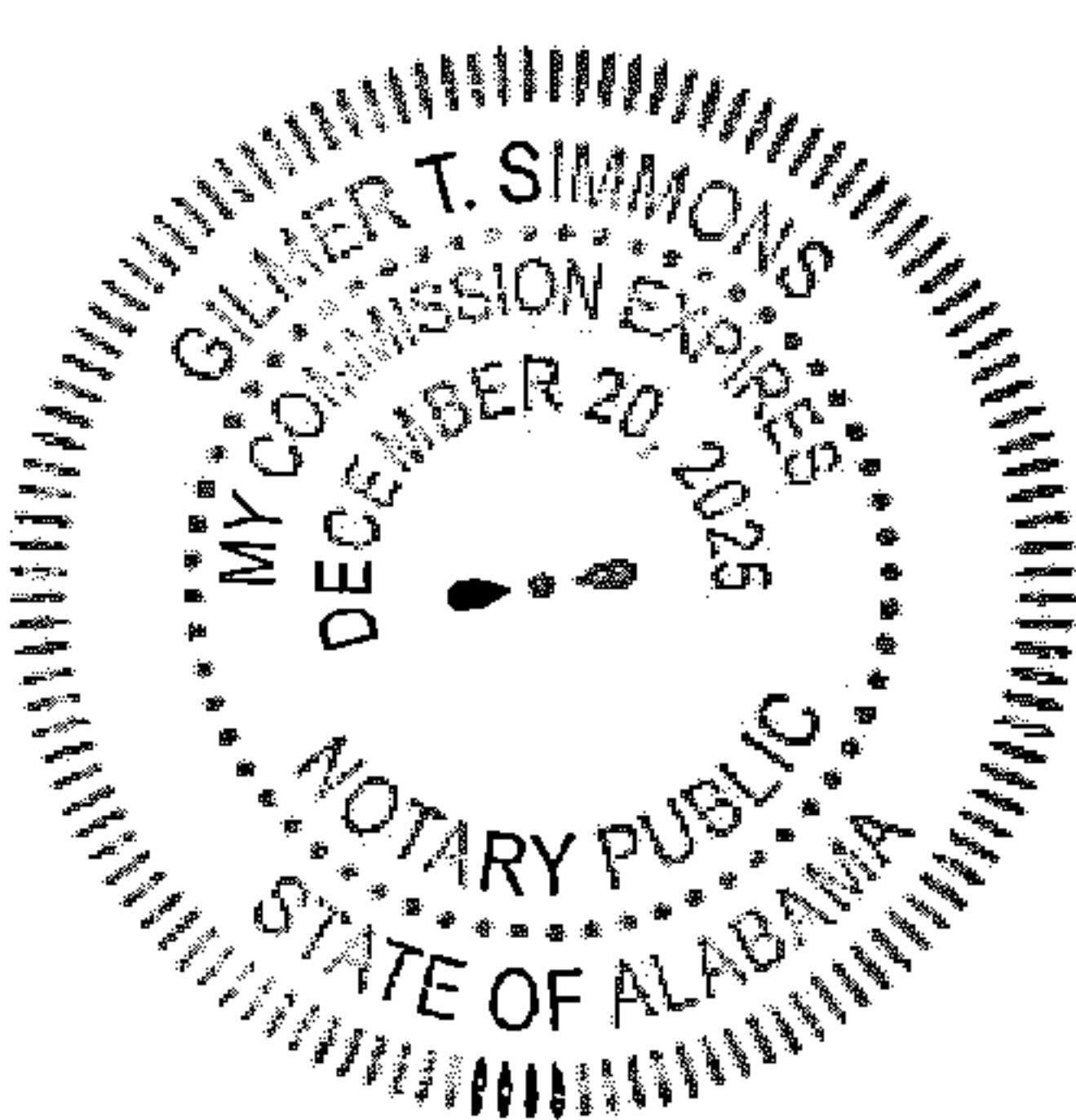
I, the undersigned Notary Public in and for said County, in said State, hereby certify that **Jennifer Colbaugh Raggio**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, **she** executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8th day of June, 2023.



Notary Public

My Commission Expires: 12/20/2025



REAL ESTATE SALES VALIDATION FORM

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

Grantor Name: **Jennifer Colbaugh Raggio**
 Mailing Address: **104 Hayesbury Court**
Pelham, Alabama, 35124

Date of Sale: **June 13th, 2023**

Property Address: **104 Hayesbury Court**
Pelham, Alabama, 35124

Total Purchase Price: **\$225,900.00**

Or

Actual Value: **\$ _____**

Or

Assessor's Market Value: **\$ _____**

Grantee Name: **Addison Clark**

Grantee Name: **Paige Clark**

Mailing Address: **217 Liberty Lake Dr.**
Virginia, AL, 35242

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 Section 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 Section 40-22-1 (h).

Date: **6/13/23**

Print: Almer T. Simmons

Unattested

(verified by)

Sign: Almer T. Simmons

(Grantor/Grantee/Owner/Agent) circle one

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 06/14/2023 11:42:04 AM
 \$39.50 PAYGE
 20230614000178780

Allen S. Boyd

