

This instrument was prepared by:

Daniel Odrezin
Daniel Odrezin, LLC
3138 Cahaba Heights Road
Birmingham, Alabama 35243

Send Tax Notice To:

Scott J. Heald and Cathy Ann Heald
189 Choctaw LN
Indian Springs, AL 35124

WARRANTY DEED – Joint Tenants With Right of Survivorship

STATE OF ALABAMA)

COUNTY OF SHELBY)

That in consideration of **NINE HUNDRED TEN THOUSAND AND 00/100 DOLLARS (\$910,000.00)** to the undersigned grantors in hand paid by the grantees herein, the receipt whereof is hereby acknowledged, we,

Ryan N. Connell and Ashley Jones Connell, a married couple

(herein referred to as Grantors) do hereby grant, bargain, sell and convey unto,

Scott J. Heald and Cathy Ann Heald

(herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Begin at the NW corner of the SE 1/4 of the NE 1/4 of Section 29, Township 19 South, Range 2 West, thence run East along the North line of SE 1/4 of NE 1/4 for a distance of 305.8 feet; thence turn an angle to the right of 88 degrees, 38 minutes and run a distance of 464.4 feet; thence turn an angle to the right of 91 degrees, 22 minutes for a distance of 306.3 feet; thence turn an angle to the right of 88 degrees, 38 minutes for a distance of 464.4 feet to the point of beginning,

SUBJECT TO ALL MATTERS OF RECORD

\$710,000.00 of the purchase price recited above has been paid from the proceeds of a mortgage loan closed simultaneously herewith.

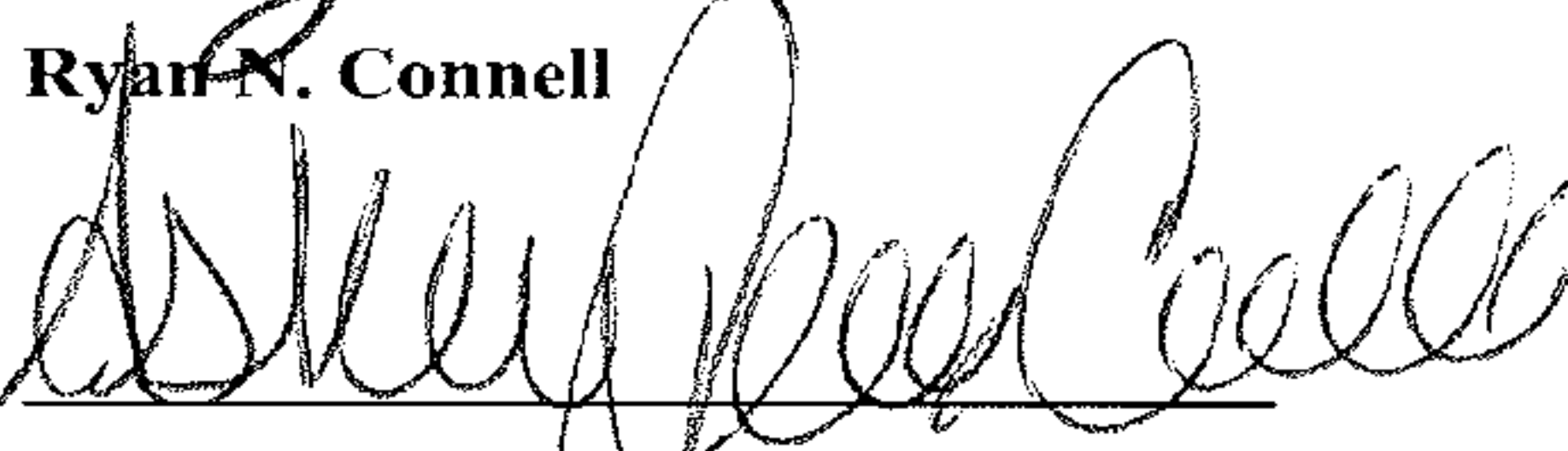
TO HAVE AND TO HOLD unto the said grantees, as joint tenants, with right of survivorship, their heirs and assigns forever, it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in 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 we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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, we have hereunto set our hands and seals this 29th day of June, 2023.



Ryan N. Connell

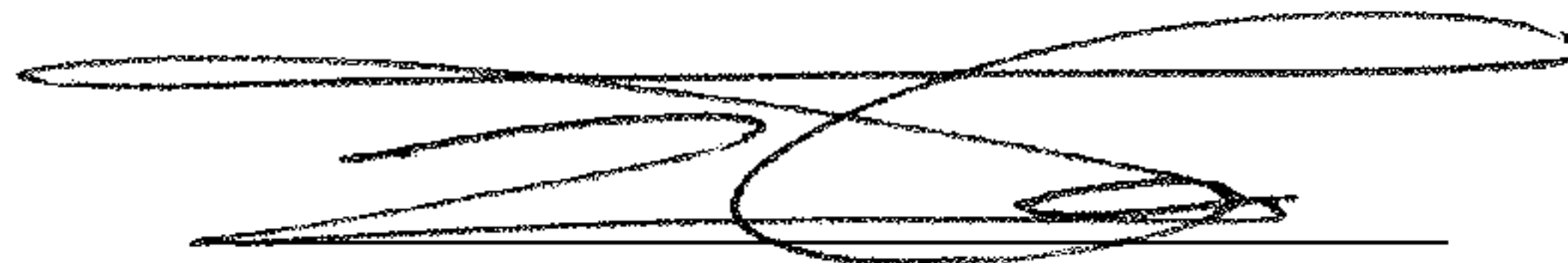


Ashley Jones Connell

STATE OF ALABAMA
COUNTY OF JEFFERSON

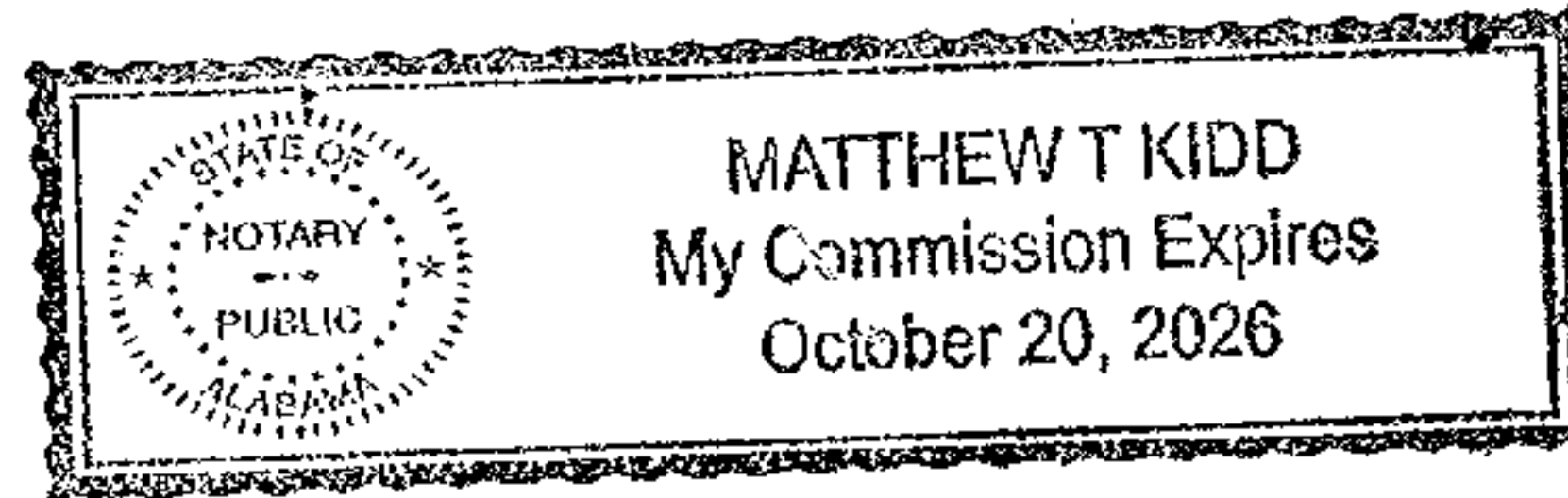
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Ryan N. Connell** and **Ashley Jones Connell**, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this **29th day of June, 2023**.



Notary Public

My Commission Expires:





Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/30/2023 10:06:10 AM
\$228.00 PAYGE
20230630000195080

Allen 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 <u>Ryan N. Connell and Ashley Jones Connell</u>	Grantee's Name <u>Scott J. Heald and Cathy Ann Heald</u>
Mailing Address <u>5644 Chestnut Trace</u> <u>Hoover, AL. 35244</u>	Mailing Address <u>189 Choctaw Lane</u> <u>Indian Springs, AL 35124</u>
Property Address <u>189 Choctaw Lane</u> <u>Indian Springs, AL 35124</u>	Date of Sale <u>June 29, 2023</u>
	Total Purchase Price <u>\$910,000.00</u>
	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: June 29, 2023

☐ Unattested _____
(verified by)

Print: Shannon Anderson
 Sign: Shannon Anderson
 (Grantor/Grantee/ Owner/Agent) circle one