This Instrument was Prepared by:

Send Tax Notice To: Skylar Brunson Helling
Alexis Renae Luckie

Mike T. Atchison, Attorney at Law 101 West College Street Columbiana, AL 35051

File No.: MV-23-29223

WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

Yesents:
Yesents:

County of Shelby

That in consideration of the sum of One Hundred Sixty Five Thousand Dollars and No Cents (\$165,000.00), the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, Deninson Torrealba, a married man (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto Skylar Brunson Helling and Alexis Renae Luckie, as joint tenants with right of survivorship (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby. County, Alabama, to wit;

Lot 11, according to the Survey of McMillen's Subdivision, as recorded in Map Book 3, Page 149, in the Office of the Judge of Probate of Shelby County, Alabama.

Property may be subject to taxes for 2023 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$162,011.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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 person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 5th day of July, 2023.

Deninson Torrealba

State of Alabama

County of Shelby

1, <u>M. J. T. H. S.</u>, a Notary Public in and for the said County in said State, hereby certify that Deninson Torrealba, whose name(s) is/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 he/she/ they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 5th day of July, 2023.

Notary Public, State of Alabama

My Commission Expires: 9-12-



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/06/2023 11:54:42 AM
\$28.00 JOANN
20230706000201480

allis. Buyl

Real Estate Sales Validation Form

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

Grantor's Name	Deninson Torrealba	Grantee's Name	Skylar Brunson Helling Alexis Renae Luckie
Mailing Address	120 comple 20.	– Mailing Address	147 6th St. SW
	MANUY AUSSC	D7	Alabaster, AL 35007
Property Address	147 6th St. SW Alabaster, AL 35007	Date of Sale Total Purchase Price or Actual Value	July 05, 2023 \$165,000.00
		or Assessor's Market Value	
	itract		ng documentary evidence: (check
If the conveyance of this form is not re	document presented for recordation co equired.	entains all of the required int	formation referenced above, the filing
	Ins	tructions	······································
Grantor's name and current mailing add	d mailing address - provide the name of liness.	of the person or persons co	nveying interest to property and their
Grantee's name an conveyed.	d mailing address - provide the name	of the person or persons to	whom interest to property is being
Property address -	the physical address of the property b	eing conveyed, if available.	
Date of Sale - the o	late on which interest to the property w	vas conveyed.	
Total purchase price the instrument offer	e - the total amount paid for the purcha red for record.	ase of the property, both rea	al and personal, being conveyed by
	property is not being sold, the true varied for record. This may be evidenced market value.	• • • • • • • • • • • • • • • • • • • •	
valuation, of the pro-	led and the value must be determined, operty as determined by the local officion 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 that any false statements claimed on t <u>975</u> § 40-22-1 (h).		
Date <u>July 03, 2023</u>		Print Deninson Torre	alba
Unattested	(verified by)	Sign (Grantok/(Grantee/Owner/Agent) circle one

Form RT-1