



20230707000203440 1/6 \$249.00
Shelby Cnty Judge of Probate, AL
07/07/2023 03:25:57 PM FILED/CERT

LEGAL DESCRIPTION SUPPLIED BY PARTIES. NO VERIFICATION OF TITLE OR COMPLIANCE WITH GOVERNMENTAL REQUIREMENTS HAS BEEN MADE BY PREPARER OF DEED.

Send Tax Notice To:

Mr. and Mrs. Jeff Price

3000 High View Lane
Calera, AL 35040

This instrument was prepared by:
Ellis, Head, Owens, Justice & Arnold
113 North Main Street
P.O. Box 587
Columbiana, Alabama 35051

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 Eight Thousand and 00/100 Dollars (\$208,000.00)**, to the undersigned Grantors, in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, we, **William Allen Venable, Jr., Loretta Venable, Rita Venable, and Sherron Gill**, the only heirs at law of William A. Venable, Sr. (herein referred to as Grantors), do grant, bargain, sell and convey unto **Jeff Price** and wife, **Tammy Price** (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 314, according to the survey of Alabama Power Company Recreational Cottage Site Sector 3 as recorded in Map Book 22, pages 51 A-C in the Probate Office of Shelby County, Alabama.

Subject to all conditions and exceptions as set out in deed recorded as Instrument #1998-11516 in the Probate Office of Shelby County, Alabama.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTORS OR THEIR SPOUSES.

William A. Venable, Sr. died on December 3, 2022.

William Allen Venable, Jr., Loretta Venable, Rita Venable, and Sherron Gill are the only heirs at law of William Venable, Sr.

Mary T. Coe, widow of William A. Venable, Sr. disclaims any interest of said property pursuant to a prenuptial "Agreement" signed and dated on August 14, 2008, and acknowledged in documents attached hereto in Exhibit "A" and Exhibit "B". Said copy of the prenuptial "Agreement" is located at the law firm of Ellis, Head, Owens, Justice & Arnold, in Columbiana, Alabama.

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

Shelby County, AL 07/07/2023
State of Alabama
Deed Tax: \$208.00

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Shelby Cnty Judge of Probate, AL
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Given under my hand and official seal this 7th day of July 2023.

On the day the same bears date:
 s 7th day of July 2023.

 Notary Public
 My Commission Expires: 12/9/2024

I hereby certify
 as known to
 agents of the

Given under my hand and official seal this 7th day of July 2023.


On the day the same bears date.
 s. 7th day of July 2023.


 Notary Public
 My Commission Expires: 12/9/2024

NOTARY PUBLIC
AT LARGE
ALABAMA STATE
MAN HEAD

Given under my hand and official seal this 7th day of July, 2023.

7th day of July, 2023.



Notary Public
My Commission Expires: 12/9/2024

A circular notary seal for Don Head, an Alabama State Notary Public. The seal features a central emblem with a pair of scales and a quill. The text "DON HEAD" is on the left, "ALABAMA STATE" is on the right, and "NOTARY PUBLIC" is at the bottom. The word "LARGE" is at the top. The entire seal is surrounded by a decorative border of small dots.

ACKNOWLEDGMENT OF PRENUPTIAL AGREEMENT

THIS DOCUMENT is to acknowledge that a prenuptial agreement was signed and dated on August 14, 2008, between William A. Venable, Sr. and Mary T. Coe concerning properties, real and personal, that they individually owned, and said agreement shall take precedent over any right or claim of any kind, character, or nature whatsoever that Mary T. Coe may have or shall have in and to the estate, properties, assets, or other effects of William A. Venable, Sr., deceased, under any present or future laws of the State of Alabama.

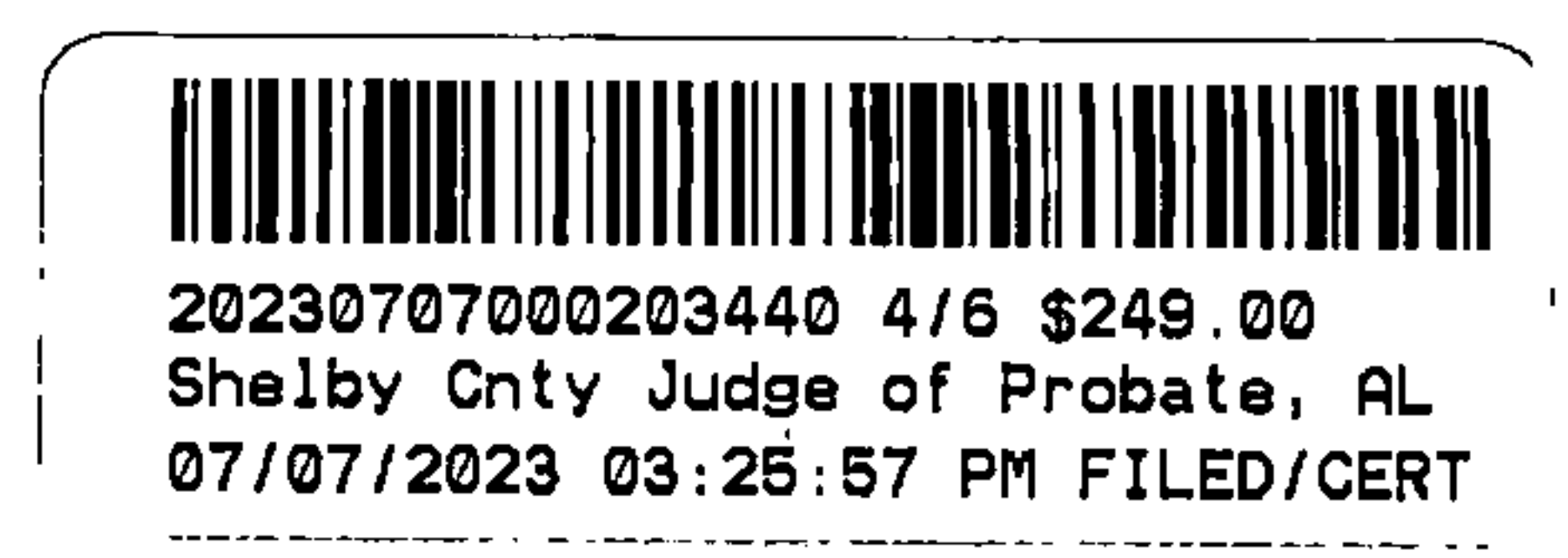
The said Mary T. Coe waives, releases, and relinquishes any right or claim to any property inheritance she may be entitled to from the estate of William A. Venable, Sr.

[Signature]
Witness

Mary T. Coe
Mary T. Coe

Witness

STATE OF Mississippi)
HARRISON COUNTY)



I, the undersigned, a notary public in and for said County and State, hereby certify that Mary T. Coe, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of this instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 30th day of MAY, 2023.



Sharon L. Turnipseed
Notary Public
My Commission Expires: 05.12.2027

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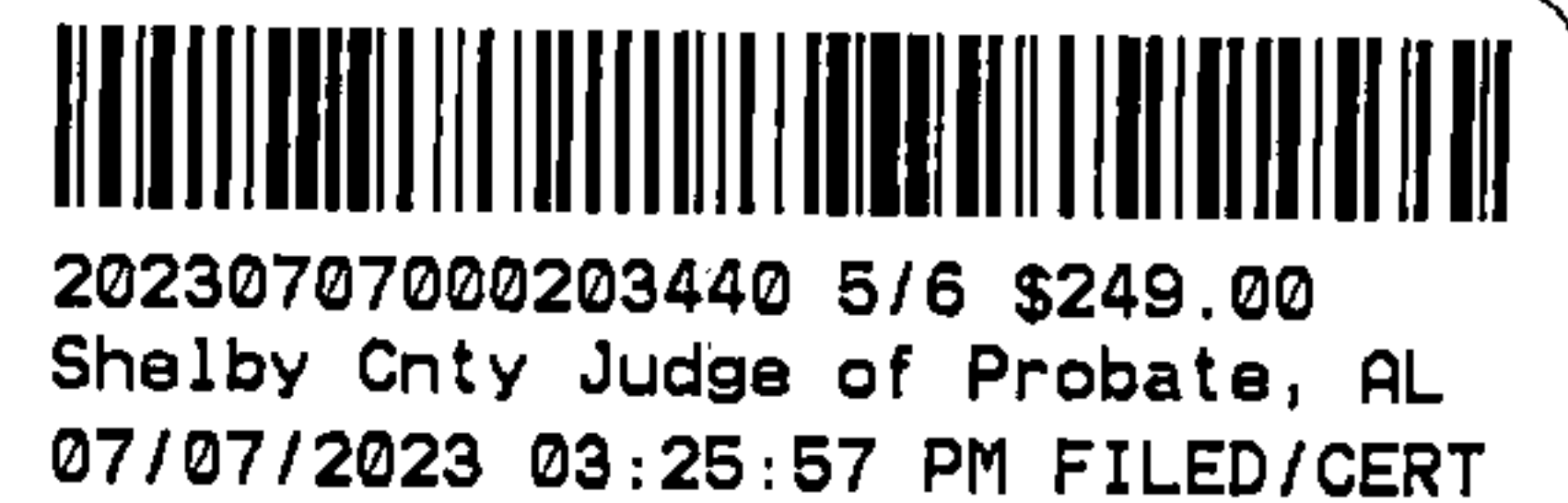
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J R St
Witness

Lois C. Stewart
Mary T. Coe *Power of Attorney*
for Mary T. Coe

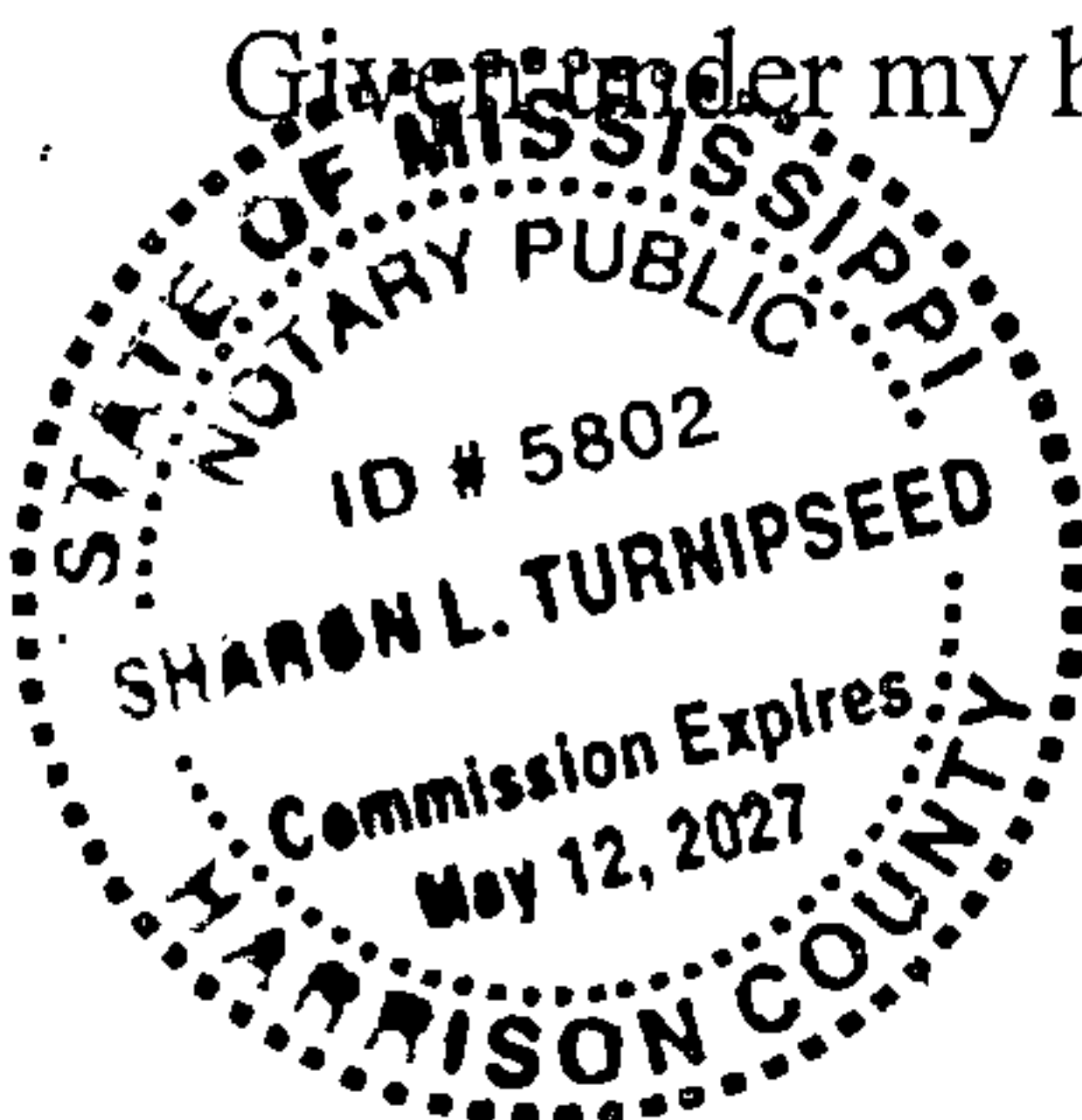
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STATE OF Mississippi)
HARRISON COUNTY)



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Sharon L. Turnipseed
Notary Public
My Commission Expires: 05.12.2027

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40.22.1

Grantor's Name : William Allen Venable Jr.
Mailing Address 701 Mostellers Drive
Shelby, AL 35143

Grantee's Name: Jerry Price
Tammy Price
Mailing Address: 3000 High View Lane
Calera, AL 35040

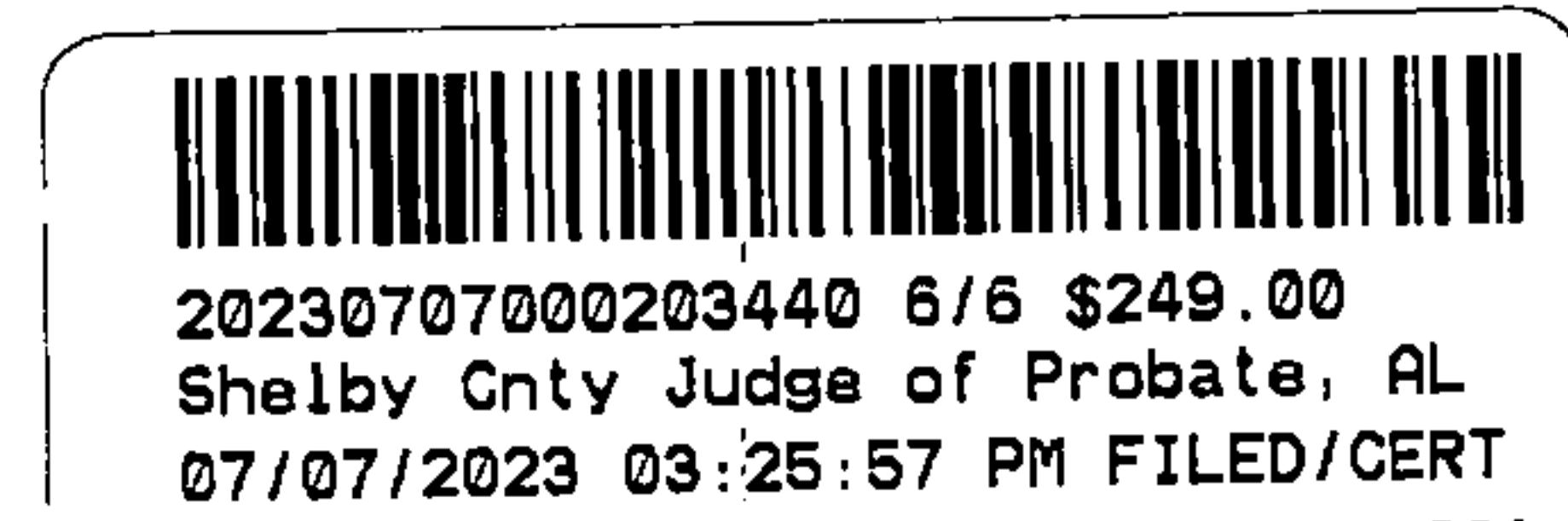
Property Address: 30 Shore Lane
Shelby, AL 35143

Date of Sale 7/7/2023
Total Purchase Price \$ 208,000
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
☒ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other -



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 7/7/2023

Sign William Allen Venable Jr.
(Grantor/Grantee/Owner/Agent) circle one

Print William Allen Venable Jr.

[Signature]
(Verified by)

☐ Unattested