

State of Alabama }
Shelby County }

Send Tax Notice to: **Leroy Carr**
502 Fieldstone Drive
Helena, Alabama 35080

General Warranty Deed with Joint Tenants with Right of Survivorship with Life Estate

That in consideration of \$1.00 and love and affection, to the undersigned Grantors, **LEROY CARR** and wife, **GWENDOLYN H. CARR**, in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, we, (herein referred to as GRANTORS) do grant, bargain, sell and convey unto **LEROY CARR** and wife, **GWENDOLYN H. CARR**, a Life Estate, and unto **TAMEKA CARR**, a married woman, (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 4, according to the Survey of First Sector, Fieldstone Park, as recorded in Map Book 15, Page 89, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to taxes.

Subject to restrictions, 30-foot building line, easements, and right-of-way, or record.

Grantor warrants and covenants that the above-described property constitutes their homestead.

To have and to hold unto the said GRANTEES, as Joint Tenants, with Right of Survivorship, their heirs and assigns forever; to have and to hold unto the said GRANTEES, **LEROY CARR** and wife, **GWENDOLYN H. CARR**, a Life Estate; 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 of one GRANTEE herein survives GRANTEES in fee simple, 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 the said GRANTEES, their heirs, assigns and successors, that **LEROY CARR** and wife, **GWENDOLYN H. CARR** are 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 the said GRANTEES, their heirs, assigns and successors forever, against the lawful claims of all persons.

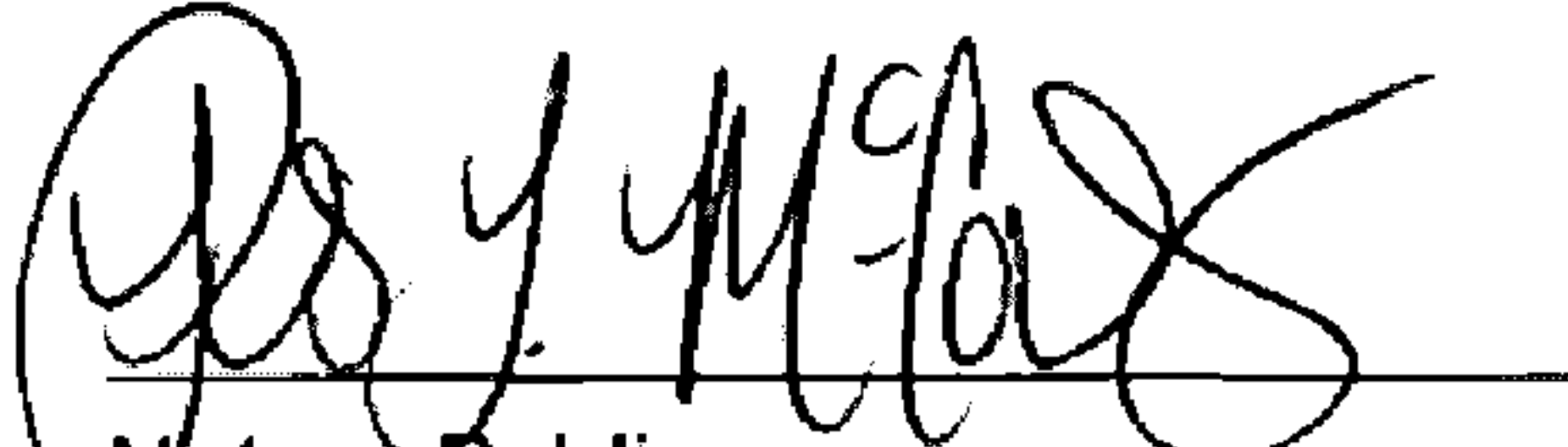
IN WITNESS WHEREOF, I have hereunto set my hand and seat, this 5th day of JUNE, 2023.


LEROY CARR


GWENDOLYN H. CARR

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **LEROY CARR** and wife, **GWENDOLYN H. CARR**, whose names are 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seat this 5th day of JUNE 2023.


Notary Public

My Commission Expires: April 19, 2025



Prepared by:
Rommie G. Wheeler, Jr., Esq.
The Wheeler Law Firm, LLC
The Historic Age Herald Building
2107 5th Avenue North, Suite 401F
Birmingham, Alabama 35203



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 07/11/2023 08:45:27 AM
 \$262.50 JOANN
 20230711000205510

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>LEROY AND GWENDOLYN CARR</u>	Grantee's Name	<u>LEROY, GWENDOLYN AND TAMEKA CARR</u>
Mailing Address	<u>502 FIELDSTONE DRIVE</u> <u>HELENA, ALABAMA 35080</u>	Mailing Address	<u>502 FIELDSTONE DRIVE</u> <u>HELENA, ALABAMA 35080</u>
Property Address	<u>502 Fieldstone Drive</u> <u>Helena, Alabama 35080</u>	Date of Sale	<u>6/5/2023</u>
		Total Purchase Price \$	
		or	
		Actual Value \$	
		or	
		Assessor's Market Value \$	<u>\$231,140.00</u>

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input checked="" type="checkbox"/> Other <u>Tax Assessor's Value</u>
<input type="checkbox"/> 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 6/5/2023

Print Rommie G. Wheeler, Jr.

Unattested

(verified by)

Sign

Rommie G. Wheeler, Jr.

(Grantor/Grantee/Owner/Agent) circle one