


THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTEES.

This Instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051


20230713000209330 1/2 \$55.00
Shelby Cnty Judge of Probate, AL
07/13/2023 11:56:08 AM FILED/CERT

Send Tax Notice to:
Kristina Anderson
Brandon Anderson

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration **THIRTY THOUSAND DOLLAR AND NO/00 DOLLARS (\$30,000.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Brandi L. Cospers, a single woman (herein referred to as Grantor)** grant, bargain, sell and convey unto **Kristina Anderson and Brandon Anderson, as joint tenants with right of survivorship (herein referred to as Grantees)**, the following described real estate, situated in: **SHELBY** County, Alabama, to-wit:

Lot 8, Block 4 Bozemans Map of Wilton, begin on the East side of Montevallo Road 80 feet from Camp lot and 300 feet East of Southern Railroad right of way; North 120 feet; East 102 feet; South 153 feet; West 185 feet to beginning.

Lot Wilton: Begin on East side of Street next to East of Southern Railroad right of way East Tenn & VA Railroad with right of which point is 300 feet East of right of way line and 178 feet Northeast of Northwest corner Camp lot and 98 feet Northeast of Northwest corner E.S. Ambrose lot and from beginning point run Northeast along Line Street 22 feet; East perpendicular to Street 80 feet; Southwest parallel with Street 22 feet; Northwest perpendicular to Street 80 feet to beginning on East side of street.

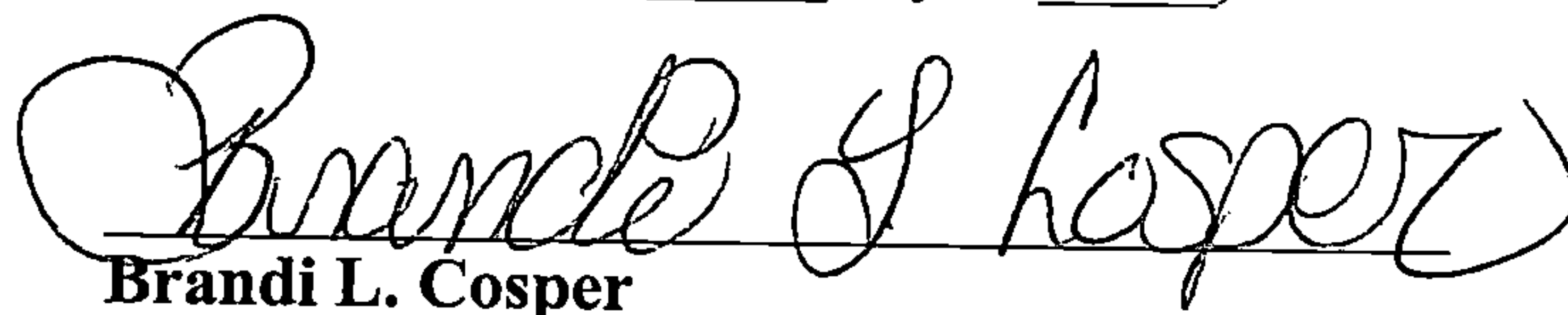
SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2023.
2. Easements, restrictions, rights of way, and permits of record.

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 I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 29th day of June, 2023.

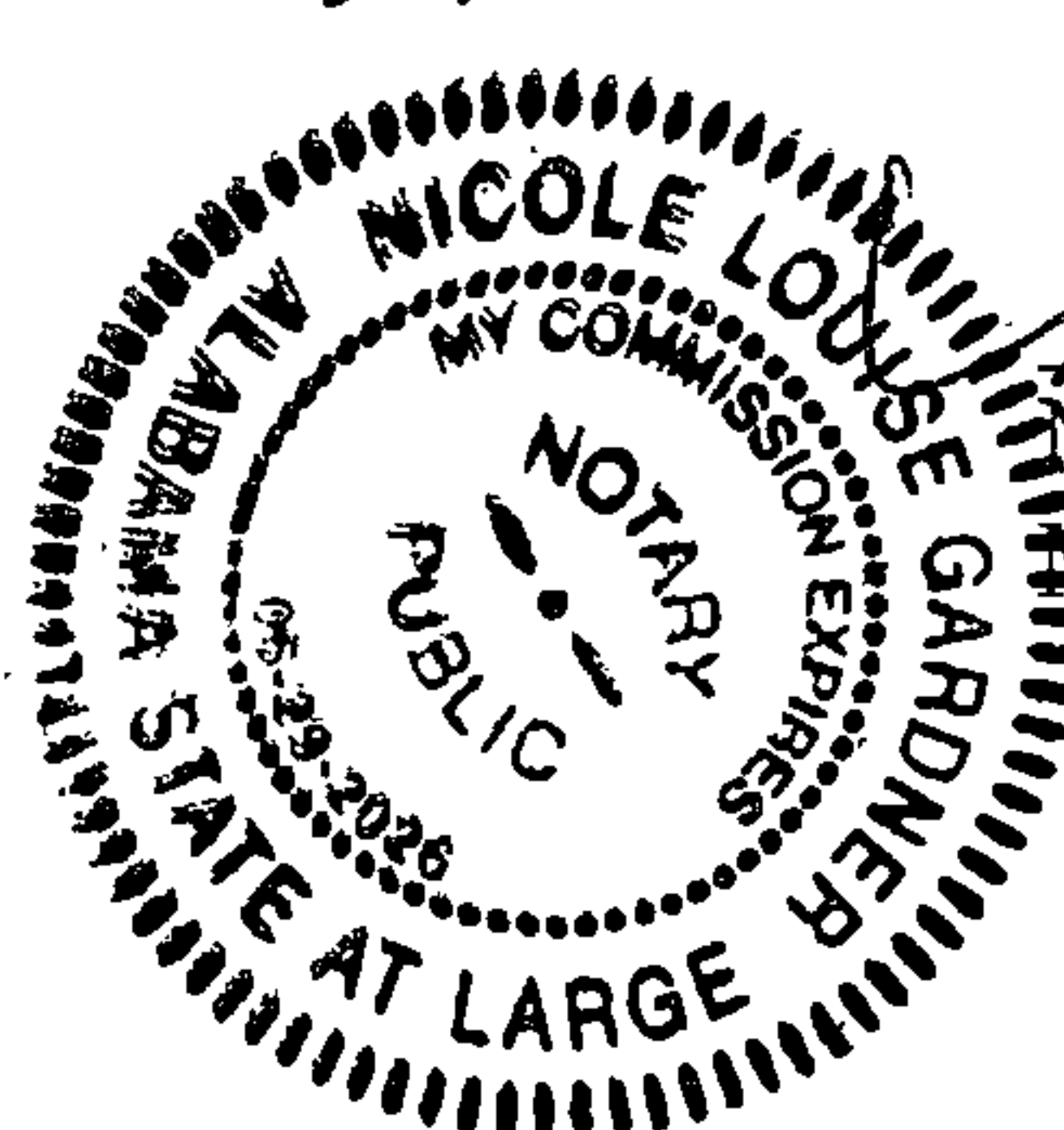

Brandi L. Cospers


Shelby County, AL 07/13/2023
State of Alabama
Deed Tax: \$30.00

STATE OF ALABAMA)
COUNTY OF Shelby)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that Brandi L. Cospers, 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 29th day of June, 2023.




Notary Public
My Commission Expires: 6-29-26

Real Estate Sales Validation Form

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

Grantor's Name Brandi L Cospers
Mailing Address 528 County Rd 627
Hanceville, AL
35077

Grantee's Name Kristina Anderson
Mailing Address 3413 6th St W
Whigham Acres, FL
33971

Property Address 2590 HWY 25
Montevallo

Date of Sale 6-29-23
Total Purchase Price \$ 30,000.00

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.

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 6-29-23

Unattested

(verified by)

Print

Sign

Brandi L Cospers
Brandi L Cospers
(Grantor/Grantee/Owner/Agent) circle one

