This instrument was prepared by:
Daniel Odrezin
Daniel Odrezin, LLC
3138 Cahaba Heights Road
Birmingham, Alabama 35243

Send Tax Notice To: Trenton Marbut and Morgan Hestley 319 Hunter Hills Circle Chelsea, AL35043

WARRANTY DEED - Joint Tenants With Right of Survivorship

STATE OF ALABAMA)

COUNTY OF SHELBY)

That in consideration of THREE HUNDRED TWELVE THOUSAND AND 00/100 DOLLARS (\$312,000.00) to the undersigned grantors in hand paid by the grantees herein, the receipt whereof is hereby acknowledged, we,

Christopher Young and Karella R. Young, a married couple

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

Trenton Marbut and Morgan Hestley

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

Lot 13-A, according to the Survey of Hunter Hills, Phase Two, as recorded in Map Book 22, Page 94, in the Probate Office of Shelby County, Alabama.

SUBJECT TO ALL MATTERS OF RECORD

\$306,348.00 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, I have hereunto set my hand and seal this 18th day of July, 2023.

Christopher Young

Karella R. Young/

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Christopher Young and Karella R. Young, 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 18th day of July, 2023.

Notary Public

My Commission Expires:

MATTHEW T KIDD

NOTARY

PUBLIC

October 20, 2026

Real Estate Sales Validation Form

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

Grantor's Name Christopher Young and Karella R. Young	Grantee's Name	Trenton Scott Marbut and Morgan
Mailing Address <u>4577 Greathouse Road</u> <u>Dora, AL. 35062</u>	Mailing Address	Hestley 319 Hunter Hills Circle Chelsea, AL 35043
Property Address 319 Hunter Hills Circle Chelsea, AL 35043	Date of Sale Total Purchase Pri Or Actual Value Or Assessor's Market	\$
The purchase price or actual value claimed on this form can be one) (Recordation of documentary evidence is not required)		
Bill of SaleAppraisaSales ContractOther:X_Closing Statement	·l	
If the conveyance document presented for recordation contains of this form is not required.	all of the required in	formation referenced above, the filing
Instruc		
Grantor's name and mailing address - provide the name of the p current mailing address.	person or persons con	veying interest to property and their
Grantee's name and mailing address - provide the name of the peonycyed.	person or persons to v	whom interest to property is being
Property address - the physical address of the property being cointerest to the property was conveyed.	onveyed, if available.	Date of Sale - the date on which
Total purchase price - the total amount paid for the purchase of the instrument offered for record.	f the property, both re	al and personal, being conveyed by
Actual value - if the property is not being sold, the true value of the instrument offered for record. This may be evidenced by an assessor's current market value.		
If no proof is provided and the value must be determined, the calculation, of the property as determined by the local official characteristic property tax purposes will be used and the taxpayer will be per	narged with the respon	nsibility of valuing property for
I attest, to the best of my knowledge and belief that the informaturther understand that any false statements claimed on this for Code of Alabama 1975 § 40-22-1 (h).		
Date: July 18, 2023		· · · · · · · · · · · · · · · · · · ·
	(Grantor/Gra	antee/ Owner/Agent) circle one Form RT-1

Shelby County, AL 07/19/2023 10:56:52 AM

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