

Parcel I.D. #

Send Tax Notice

To:

Randy A. Grimes &

Kelly E. Grimes

12655 County Road

73

Montevallo, AL

35115

WARRANTY DEED
Joint Tenancy With Right of Survivorship

20230721000217890 1/4 \$33.00
Shelby Cnty Judge of Probate, AL
07/21/2023 08:19:18 AM FILED/CERT

STATE OF ALABAMA)

)

COUNTY OF SHELBY)

Known all men by these presents, that in consideration of the sum of Ten Dollars and 00/100 (\$10.00), the receipt of sufficiency of which are hereby acknowledged, that **Theresa L. Grimes; April D. Davis, and Kevin Herrick**, hereinafter known as GRANTOR, does hereby bargain, grant, sell and convey the following described real property being situated in Shelby County, Alabama, to **Randy A. Grimes and Kelly E. Grimes**, hereinafter known as the GRANTEE;

PARCEL 1: A parcel of land containing +/- 1 acre, located in the SE 1/4 of the SW 1/4 of Section 9, Township 24 North, Range 12 East, Shelby County, Alabama, described as follows: Begin at the SW corner of said 1/4 1/4 section; Thence run East along the South 1/4-1/4 line a distance of 210 feet; Thence turn left 88 degrees 59' 34" a distance of 210 feet; Thence turn left 91 degrees 00' 26" a distance of 210 feet to the West 1/4 1/4 line; Thence turn left 88 degrees 59' 34" along said 1/4-1/4 line a distance of 210 feet to the Point of Beginning.

This deed includes the conveyance in fee simple absolute of one 1996 Crown 16'x80' single wide mobile home.

Subject to any and all easements, right of way, covenants and restrictions of record.

THE ABOVE DESCRIBED REAL ESTATE DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR HEREIN.

This deed was prepared without the benefit of a title search, and a survey was not performed. The legal description was taken from that certain instrument recorded as Instrument # 1997-02565; respectively, in the Probate Judge's Office of Shelby County, Alabama.



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TO HAVE AND TO HOLD to the said Grantee 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 served 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 grantee herein shall take as tenants in common, together with every contingent remainder and right of reservation.

And we do for ourselves and for our heirs, executors, and administrators covenants with the said GRANTEEES, 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 out heirs, executors and administrators shall warrant and defend the same to the said GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, on this
15 Day of July, 2023.

Theresa L. Grimes
Theresa L. Grimes

April D. Davis
April D. Davis

Kevin Herrick
Kevin Herrick

STATE OF ALABAMA)
)
COUNTY OF SHELBY)



20230721000217890 3/4 \$33.00
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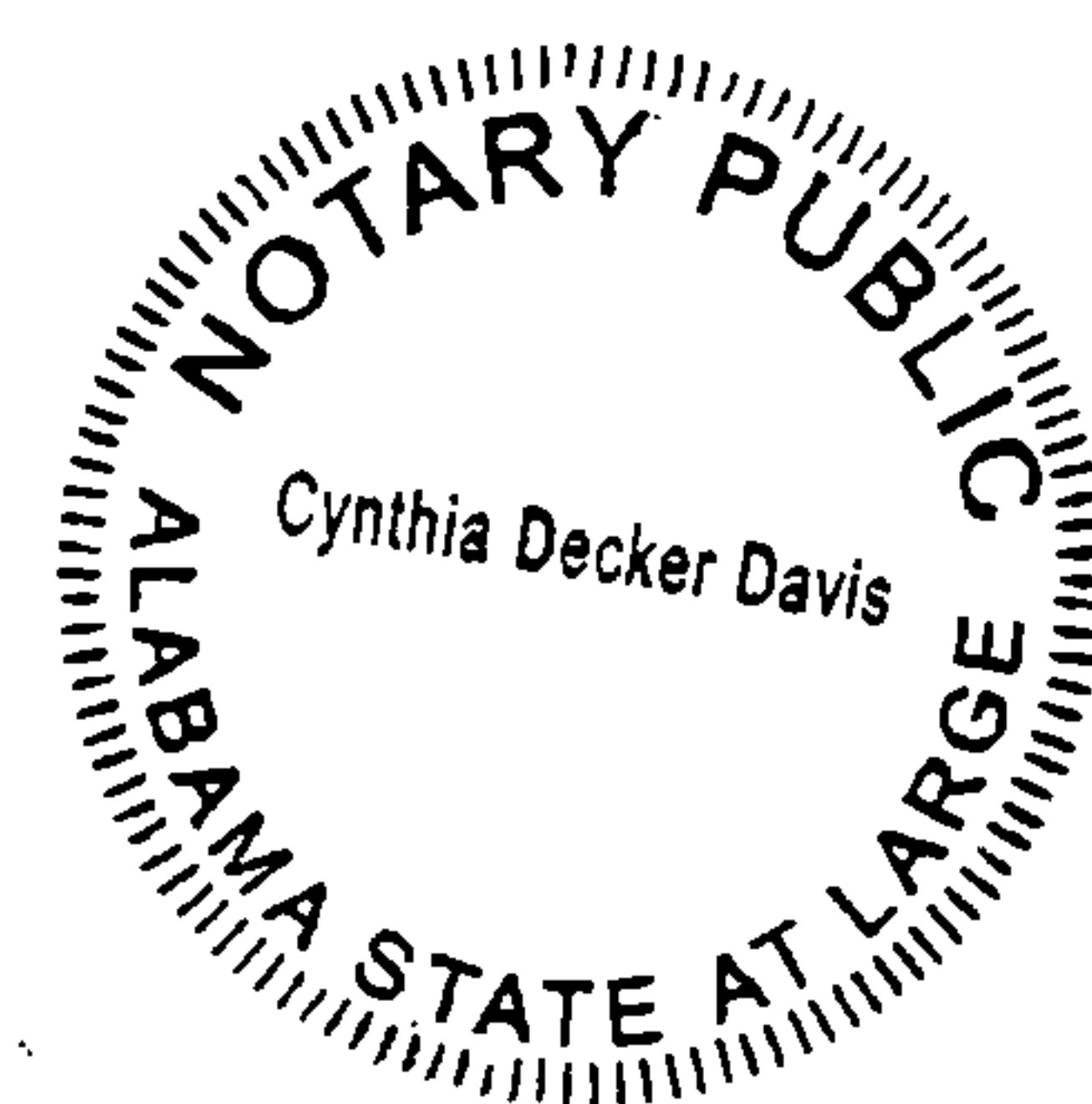
I, the undersigned, a notary Public in and for the State, do hereby certify that Theresa L. Grimes, April D. Davis, and Kevin Herrick whose name is signed to the forgoing conveyance, and who is personally known to me, acknowledge before me and my official seal of office, that they did execute the same voluntarily on the day the same bears date.

Given under my hand and official seal of office on this the 15 Day of
July, 2023.

Cynthia Decker Davis
NOTARY PUBLIC
My commission Expires 10/10/25

This instrument Prepared by:

April Herrick
12655 county Road 73
Montevallo, AL 35115



Real Estate Sales Validation Form

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

Grantor's Name Theresa L Grimes / Adri'l D. Davis / Grantee's Name Randy Grimes / Kelly Grimes
Mailing Address 12655 Co. Rd. 73 Kevin Mailing Address 12655 Co. Rd. 73
Montevallo AL Herrick Montevallo AL 35115
35115

Property Address 232 Diamond Ln
Montevallo AL
35115

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 9,140

20230721000217890 4/4 \$33.00
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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 To clear title

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 7-21-23

Print Randy Grimes

Unattested

Sign Randy Grimes

(verified by)

(Grantor/Grantee/Owner/Agent) circle one