

20230809000239790
08/09/2023 08:17:52 AM
DEEDS 1/3

SEND TAX NOTICE TO:
Timothy Beckham and Kimberly Beckham
261 Kinross Circle
Pelham, Alabama 35124

This instrument was prepared by:
Edward Reisinger
Kudulis, Reisinger & Price, LLC
P. O. Box 653
Birmingham, AL 35201

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Five Hundred Forty Thousand dollars & no cents (\$540,000.00)**

To the undersigned **GRANTOR(S)** in hand paid by the **GRANTEE(S)** herein, the receipt whereof is acknowledged,

Vita Jo Padalino and Wesley Andrew Higgins, wife and husband

(herein referred to as **GRANTOR(S)**), do grant, bargain, sell and convey unto

Timothy Beckham and Kimberly Beckham

(herein referred to as **GRANTEE(S)**), as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

LOT 2459, ACCORDING TO THE SURVEY OF KINROSS HIGHLANDS AT BALLANTRAE, PHASE II, AS RECORDED IN MAP BOOK 54, PAGE 79, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

This property does not constitute the homestead of the Grantor(s).

\$513,000.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

Subject to:

Taxes for the year 2023 and subsequent years

Easements, Restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any

Mineral and mining rights, if any.

Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Plat/Map Book 54, Page 79.

Covenant for Storm Water Run-Off Control as contained in that certain deed filed in Instrument ##20210805000379910.

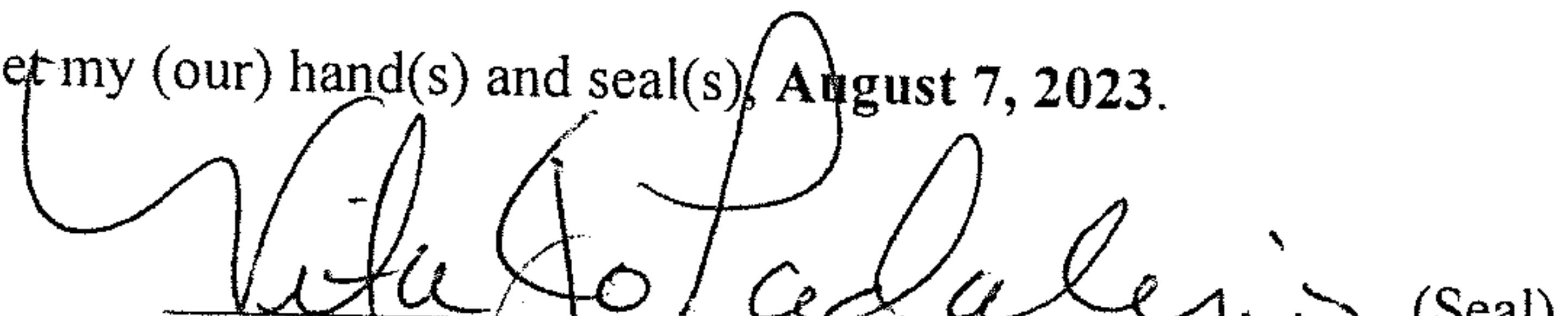
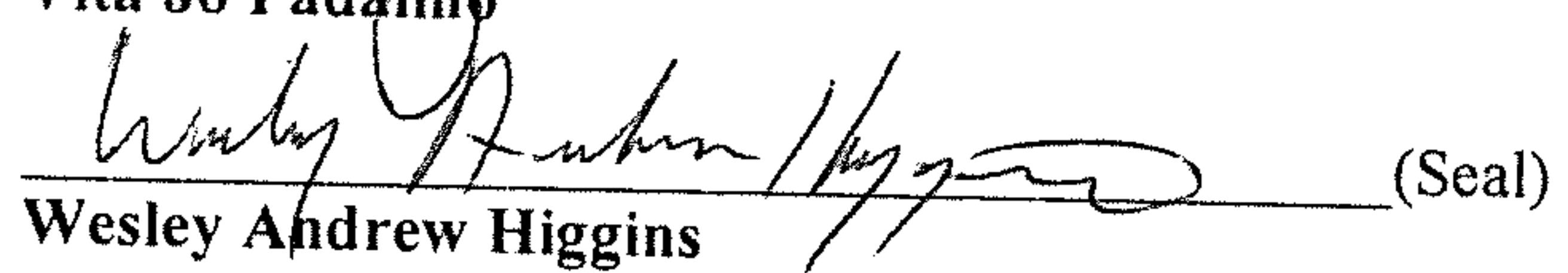
Covenants, conditions and restrictions (deleting therefrom, any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Instrument #20210805000379880, in the Probate Office of Shelby County, Alabama.

**WARRANTY DEED, JOINT TENANTS
WITH RIGHT OF SURVIVORSHIP
CBT File #2307030**

TO HAVE AND TO HOLD Unto the said **GRANTEE(S)** 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 **GRANTEE(S)**, their heirs and assigns, that 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 **GRANTEE(S)**, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTOR(S) have hereunto set my (our) hand(s) and seal(s), August 7, 2023.


 Vita Jo Padalino (Seal)

 Wesley Andrew Higgins (Seal)

STATE OF ALABAMA

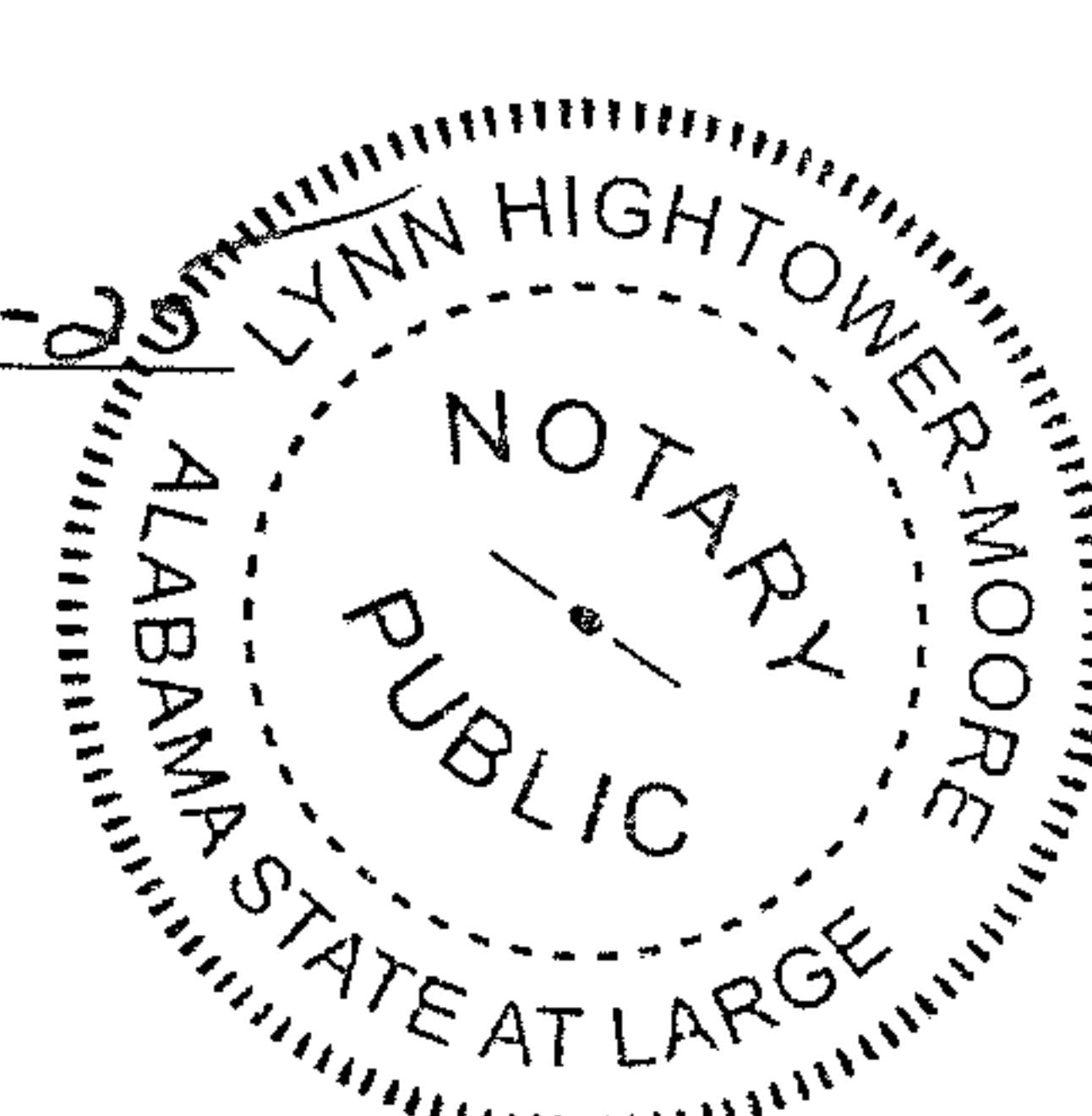
JEFFERSON COUNTY

General Acknowledgement

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Vita Jo Padalino and Wesley Andrew Higgins, wife and husband**, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they have/has executed the same voluntarily on the day the same bears date.

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

Notary Public.
 (Seal)
 My Commission Expires: 12-22-29



Real Estate Sales Validation Form

This Document must be filled in accordance with Code of Alabama 1975, Section 40- 22-1 (h)

Grantor's Name Vita Jo Padalino and Wesley Andrew Grantee's Name Timothy Beckham and Kimberly Beckham Higgins

Mailing Address 76 Lake Forest Lane
Wilsonville, Alabama 35186
Property Address 261 Kinross Circle,
Pelham, Alabama 35124



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/09/2023 08:17:52 AM
\$55.00 PAYGE
20230809000239790

Allen S. Bayl

Mailing Address 261 Kinross Circle
Pelham, Alabama 35124
Date of Sale 08/07/2023

Total Purchase Price \$540,000.00
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 Appraisal
 Sales Contract Other
 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 of 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 8-7-23

Print Timothy Beckham

Unattested

Sign Timothy Beckham
(Grantor/Grantee/Owner/Agent) circle one

(verified by)