

SEND TAX NOTICE TO:
Earl Stanley Caummisar and Elizabeth
Caummisar and Laura Caummisar Jaquith
4821 Winnebago Drive
Birmingham, Alabama 35244

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

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That in consideration of Ten dollars (\$10.00)

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

Earl Stanley Caummisar aka Earl Stanley Caummisar, Jr. and Elizabeth Caummisar, husband and wife

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

Earl Stanley Caummisar aka Earl Stanley Caummisar, Jr. and Elizabeth Caummisar and Laura Caummisar Jaquith

(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 4, ACCORDING TO THE SURVEY OF OAK GLEN, FIRST SECTOR, AS RECORDED IN MAP BOOK 9, PAGE 104, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Subject to:

Taxes for the year 2019 and subsequent years

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

Mineral and mining rights, if any.

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 Book 045, Page 05 and Shelby Real 53, page 907 in the Probate Office of Shelby County, Alabama.

50' building line; 10' easement on the rear and east of lot; 20' easement on east side of lot as shown on recorded map.

Agreement with Alabama Power Company relating to underground residential distribution system as recorded in Real 53, page 904.

Right of Way granted to Alabama Power Company recorded in Shelby Real 59, page 346 and Shelby Real 75, page 599.

Any loss or damage arising from the SW corner of the house crossing the 50' building setback line as shown on that survey by

WARRANTY DEED, JOINT TENANTS

WITH RIGHT OF SURVIVORSHIP

CBT File #1810023

Clinkscales Land Surveying, LLC, Steven J. Clinkscales, PLS AL 37248, dated 3/4/2019.

Any loss or damage arising from the Shed on the rear of the property crossing the 10' easement as shown on that survey by Clinkscales Land Surveying, LLC, Steven J. Clinkscales, PLS AL 37248, dated 3/4/2019.

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, 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 **GRANTEES**, 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), 7/25, 2023.

_____(Seal)

Earl Stanley Caummisar, Jr. (Seal)
Earl Stanley Caummisar aka Earl Stanley Caummisar, Jr.

_____(Seal)

Elizabeth Caummisar (Seal)
Elizabeth Caummisar

STATE OF ALABAMA

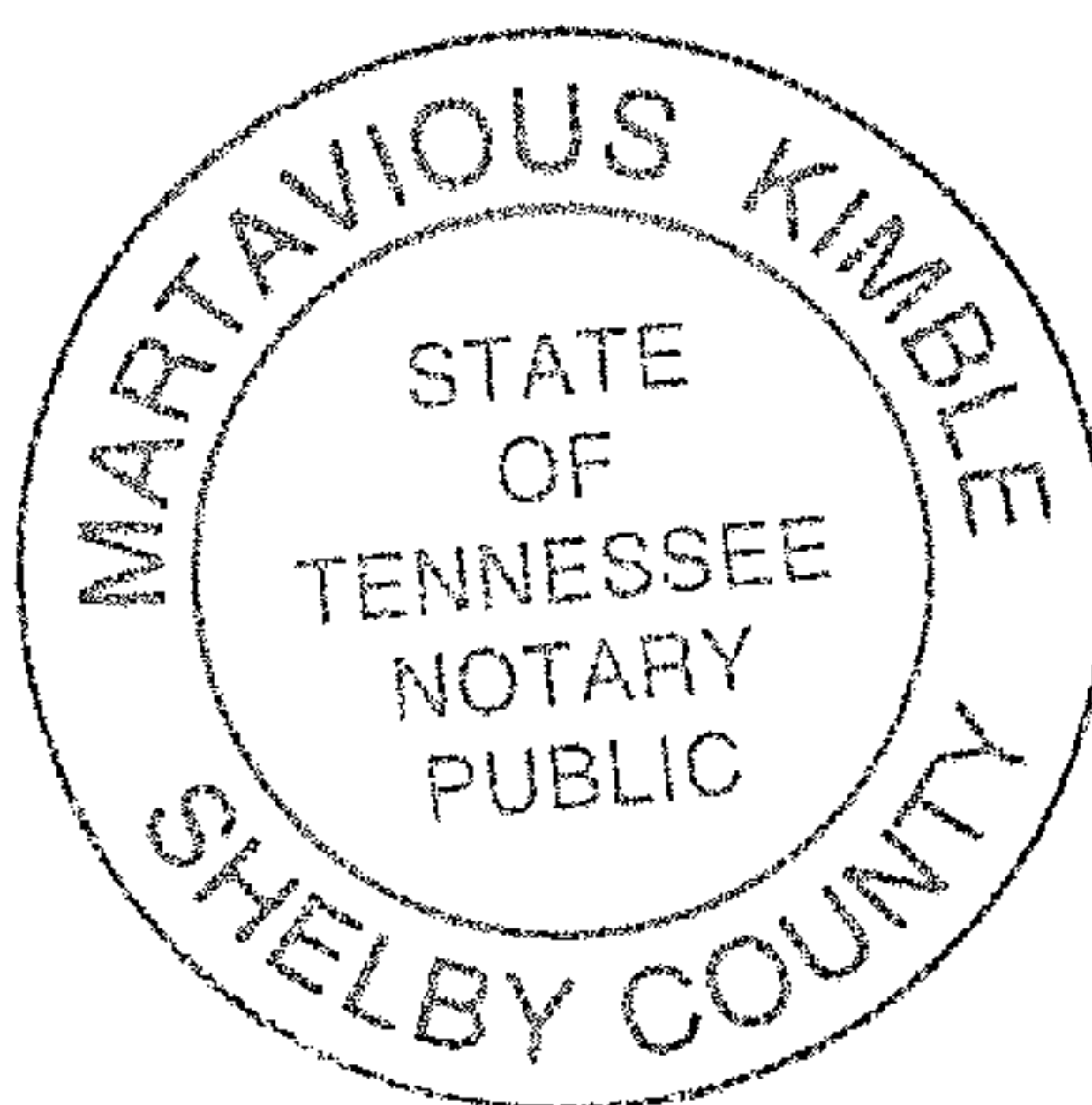
General Acknowledgement

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Earl Stanley Caummisar aka Earl Stanley Caummisar, Jr. and Elizabeth Caummisar, husband and wife**, 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 25th day of July, 2023

[Signature]
Notary Public.



(Seal)

My Commission Expires: 12/21/2026

WARRANTY DEED, JOINT TENANTS
WITH RIGHT OF SURVIVORSHIP
CBT File #1810023

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 08/16/2023 03:28:58 PM
 \$355.00 PAYGE
 20230816000247670



Allen S. Byrd

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 Earl Stanley Caummisar and Elizabeth Caummisar

Grantee's Name Earl Stanley Caummisar and Elizabeth Caummisar, and Laura Caummisar Jaquith

Mailing Address 4821 Winnebago Drive
 Birmingham, Alabama 35244

Mailing Address 4821 Winnebago Drive
 Birmingham, Alabama 35244

Property Address 4821 Winnebago Drive
 Hoover, Alabama 35244

Date of Sale _____

Total Purchase Price _____

or

Actual Value _____

or

Assessor's Market Value \$323,850.00

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, 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 proeprty, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraisaer of the assessor's currency 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 responsibiliy of valuing proeprty 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

7/25/23

Print Earl Stanley Caummisar

Unattested

FH

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one