

20230830000262200
08/30/2023 12:45:10 PM
DEEDS 1/3

SEND TAX NOTICE TO:
Katherine Branin and Halie Elliot
1780 Highway 7
Wilsonville, Alabama 35186

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 **Sixty Two Thousand dollars & no cents (\$62,000.00)**

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

Donna J. Carpenter, an unmarried woman and Norman W. Carpenter, an unmarried man

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

Katherine Branin and Halie Elliot

(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:

A LOT LOCATED IN THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 10 TOWNSHIP 21 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF ABOVE SAID 1/4-1/4; THENCE NORTH 00 DEGREES 22 MINUTES 39 SECONDS EAST, A DISTANCE OF 567.58 FEET; THENCE NORTH 87 DEGREES 47 MINUTES 36 SECONDS WEST, A DISTANCE OF 1,299.85 FEET TO A POINT ON THE EASTERLY R.O.W. LINE OF SHELBY COUNTY HIGHWAY 7,80' R.O.W.; THENCE SOUTH 00 DEGREES 35 MINUTES 38 SECONDS WEST AND ALONG SAID R.O.W. LINE, A DISTANCE OF 70.05 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE LAST DESCRIBED COURSE A DISTANCE OF 129.95 FEET; THENCE SOUTH 87 DEGREES 47 MINUTES 36 SECONDS EAST AND LEAVING SAID R.O.W. LINE. A DISTANCE OF 438.38 FEET; THENCE NORTH 57 DEGREES 05 MINUTES 57 SECONDS WEST, A DISTANCE OF 254.47 FEET; THENCE NORTH 87 DEGREES 47 MINUTES 37 SECONDS WEST, A DISTANCE OF 223.21 FEET TO THE POINT OF BEGINNING. ALSO PERMANENTLY ATTACHED IS A 1997 CAVALIER MANUFACTURED HOME WITH SERIAL # ALCA0297680S42522.

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.

**WARRANTY DEED, JOINT TENANTS
WITH RIGHT OF SURVIVORSHIP
CBT File #2307133**

Any security interest which may be claimed or perfected under the Uniform Commercial Code. Any loss and/or claim which may result from the fact that a mobile home, or manufactured home, rests on the subject property and that it is not presently attached to the land or that it might at some later time be severed from the land.

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 29, 2023.

Donna J. Carpenter (Seal)
Norman W. Carpenter (Seal)

STATE OF ALABAMA

General Acknowledgement

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Donna J. Carpenter**, an **unmarried woman** and **Norman W. Carpenter**, an **unmarried man**, 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 29th day of August, 2023

ALABAMA NOTARY PUBLIC
MICHELLE SHEFFIELD #01311
NOTARY PUBLIC
STATE AT LARGE
My Commission Expires: 6/12/2024

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 Donna J. Carpenter and Norman W. Carpenter Grantee's Name Katherine Branin and Halie Elliot

Mailing Address PO BOX 448
Calera, Alabama 35040
Property Address 1780 Highway 7,
Wilsonville, Alabama 35186

Mailing Address 1780 Highway 7
Wilsonville, Alabama 35186
Date of Sale 08/29/2023

Total Purchase Price \$62,000.00
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, 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.

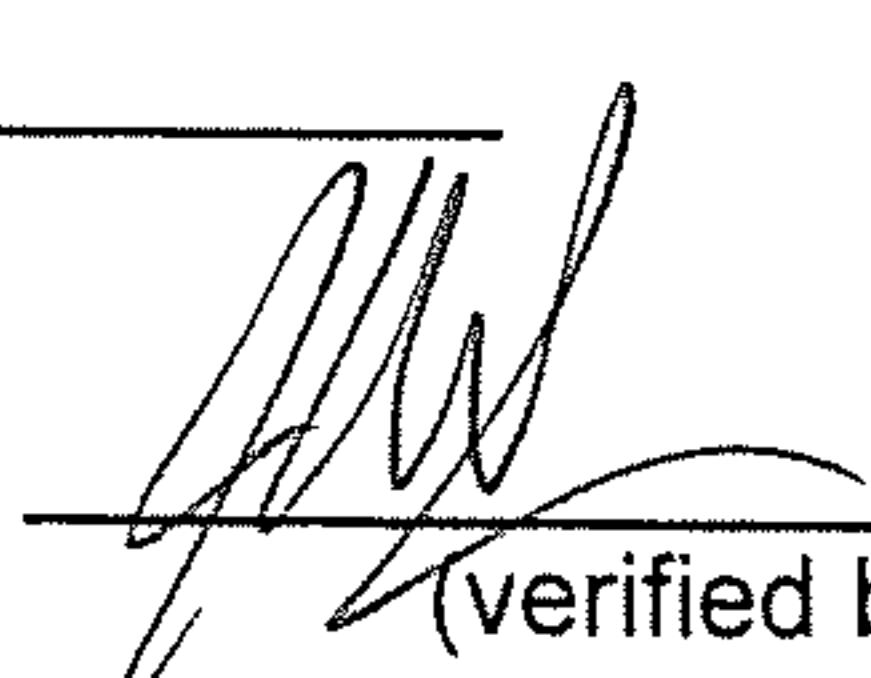
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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 8/29/2023

Print Katherine Branin

Unattested


(verified by)

Sign 

(Grantor/Grantee/Owner/Agent) circle one

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/30/2023 12:45:10 PM
\$90.00 BRITTANI
20230830000262200



