

This instrument was prepared by:  
Mark E. Gualano  
701 Chestnut Street  
Vestavia Hills, AL 35216

Send Tax Notices to:  
Patrick Clint Channell  
Emily Nicole Channell  
8181 Highway 13  
Helena, AL 35080

**WARRANTY DEED**  
**JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA  
JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Eighty Five Thousand and no/100 Dollars (\$85,000.00)** to the undersigned grantor(s) (whether one or more); in hand paid by the grantee(s) herein, the receipt and sufficiency of which is hereby acknowledged, I or we, **Rita Warren, a married woman and Cecil Gary Wade, a married man and Betty Annette Wade, an unmarried woman and Rhonda Wade Sides, a married woman,** (herein referred to as grantor(s), whether one or more), grant, bargain, sell and convey to **Patrick Clint Channell and Emily Nicole Channell** hereinafter referred to as grantee(s), whether one or more), the following described real estate situated in Shelby County, Alabama to-wit:

**Lot 3, according to the Survey of Betty Wade Life Estates, as recorded in Map Book 58, Page 59, in the Probate Records of Shelby County, Alabama.**

**Rhonda Wade Sides in one and the same person as Rhonda Carol Vavra as shown on that certain Warranty Deed Recorded in Instrument # 20080207000051820, in the Probate Office of Shelby County, Alabama.**

**Cecil Garnett Wade is deceased, having died on or about March 30, 1990, he remained married to Betty Elizabeth Wade until the date of his death.**

**Betty Elizabeth Wade is deceased, having died on or about November 19, 2022, she remained unmarried after the death of Cecil Garnett Wade.**

**All grantors are signing individually and as Heirs at Law of Cecil Garnett Wade.**

The effective date of this deed is: September 8, 2023

**\$68,000.00 of the purchase price recited herein was paid from the proceeds of a purchase money mortgage closed simultaneously herewith.**

SUBJECT TO:

1. Ad valorem taxes for the current tax year.
2. Easements, restrictions, reservations and conditions of record.

TO HAVE AND TO HOLD, to the said Grantees as joint tenants with rights 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 said grantee, his, her or 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 stated 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, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/(we) the undersigned hereunto set my (our) hand(s) and seal(s) this 7<sup>th</sup> day of September, 2023.

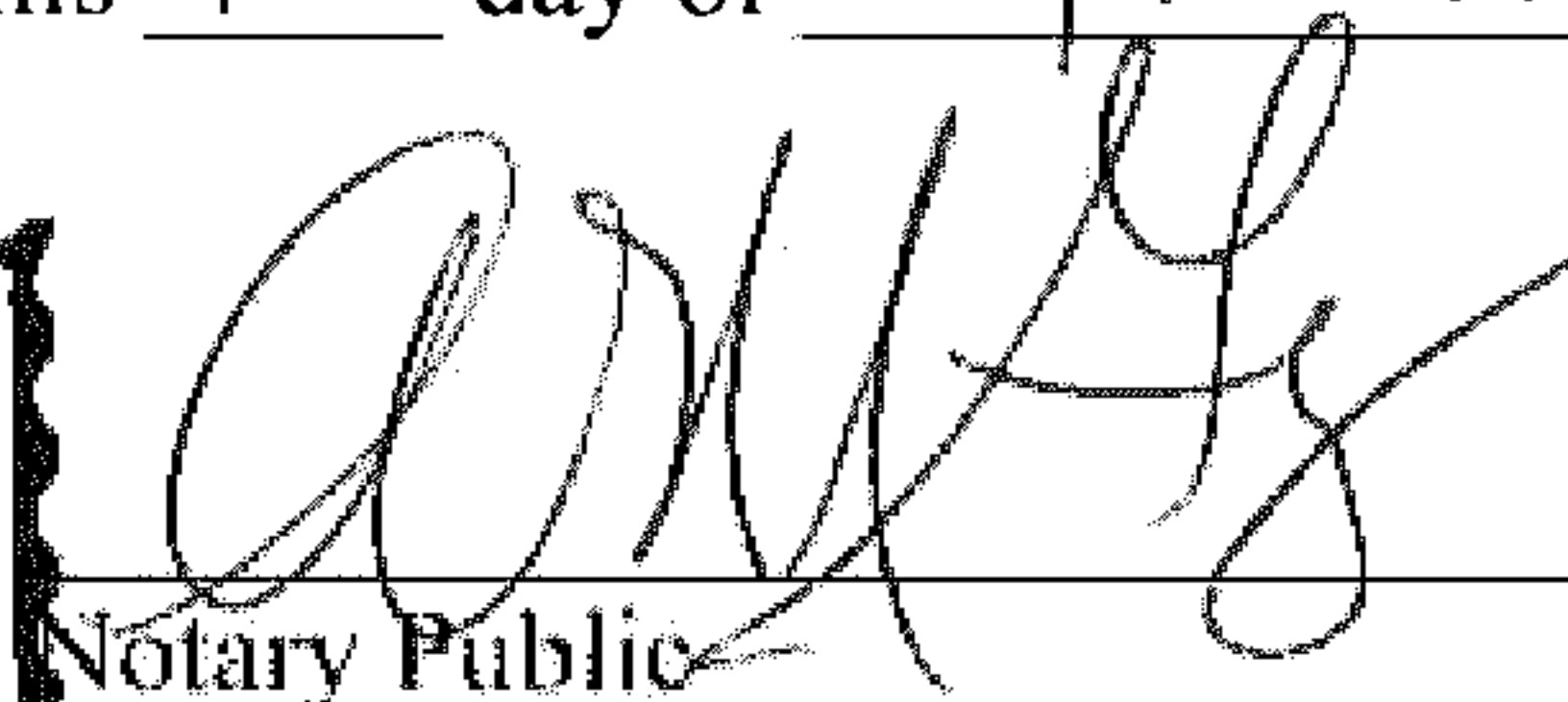
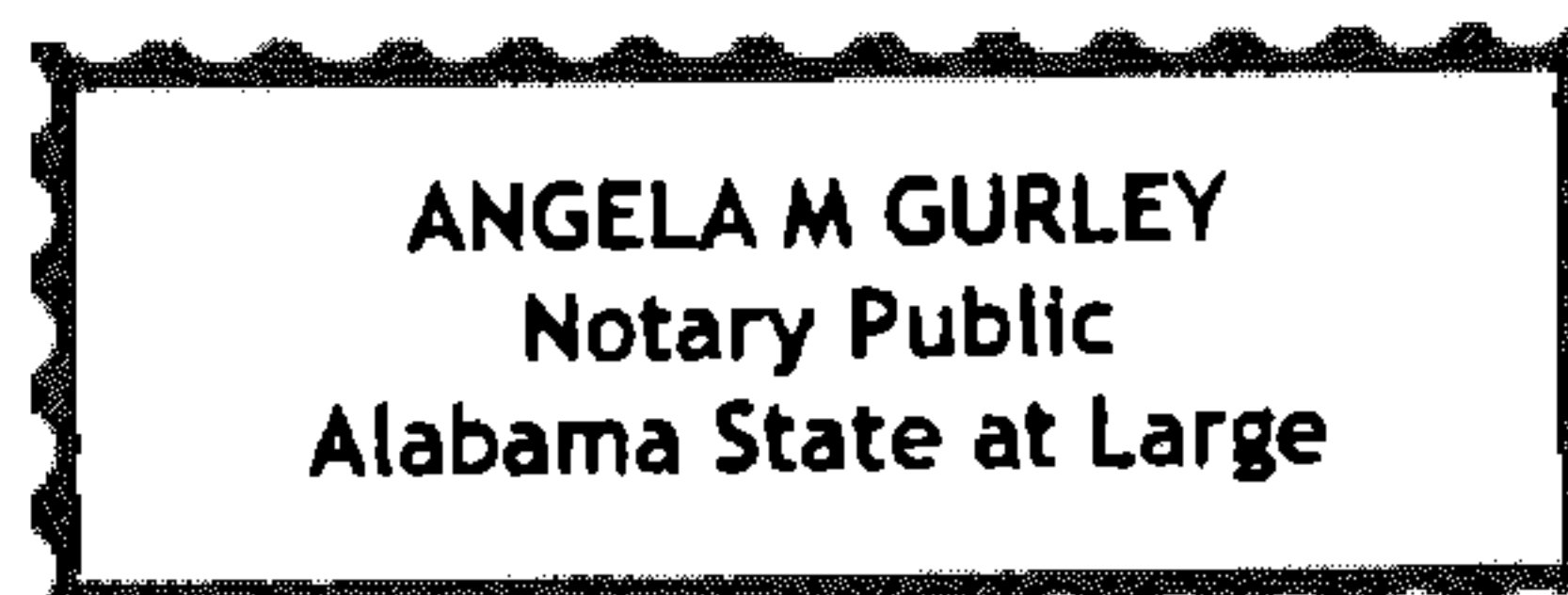


**Rita Warren, individually and as Heir at Law of Cecil Garnett Wade**

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Rita Warren, individually and as Heir at Law of Cecil Garnett Wade** name is 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, she executed the same voluntarily and as her act individually and as Heir at Law of Cecil Garnett Wade on the day the same bears date.

Given under my hand and official seal this 7<sup>th</sup> day of September 2023.



Notary Public

My commission expires: 5-23-26

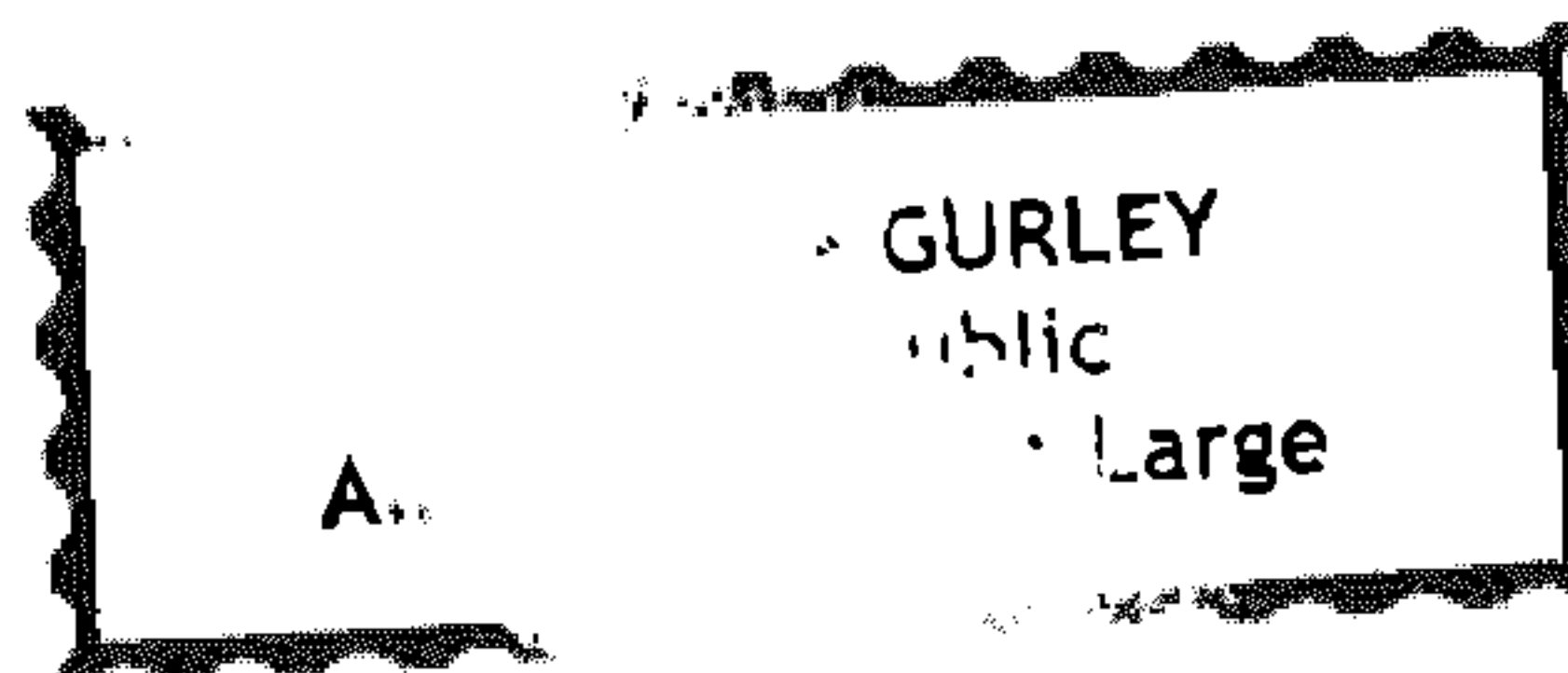
IN WITNESS WHEREOF, I/(we) the undersigned hereunto set my (our) hand(s) and seal(s) this 7<sup>th</sup> day of September, 2023.

Rhonda Wade Sides  
**Rhonda Wade Sides, individually and as Heir at Law  
of Cecil Garnett Wade**

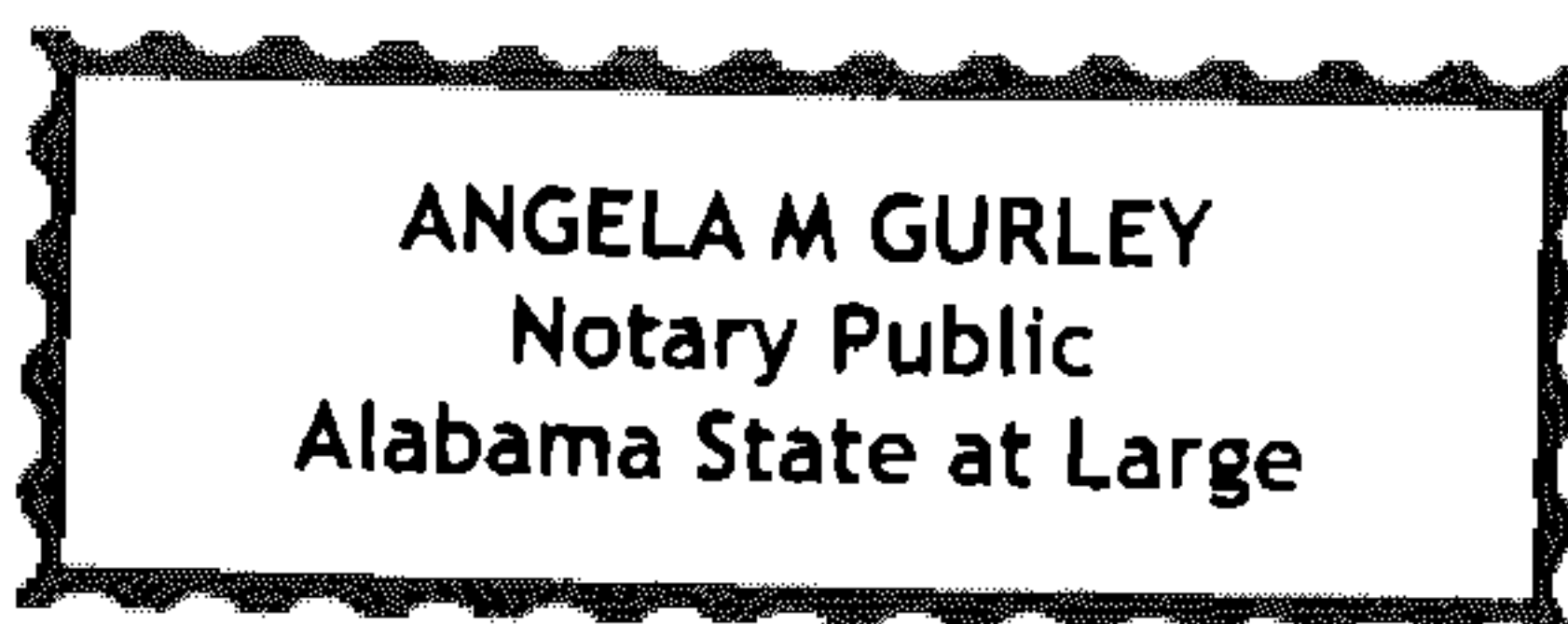
STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Rhonda Wade Sides, individually and as Heir at Law of Cecil Garnett Wade** name is 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, she executed the same voluntarily and as her act individually and as Heir at Law of Cecil Garnett Wade on the day the same bears date.

Given under my hand and official seal this 7<sup>th</sup> day of September 2023.



Angela M. Gurley  
Notary Public  
My commission expires: 5-23-26



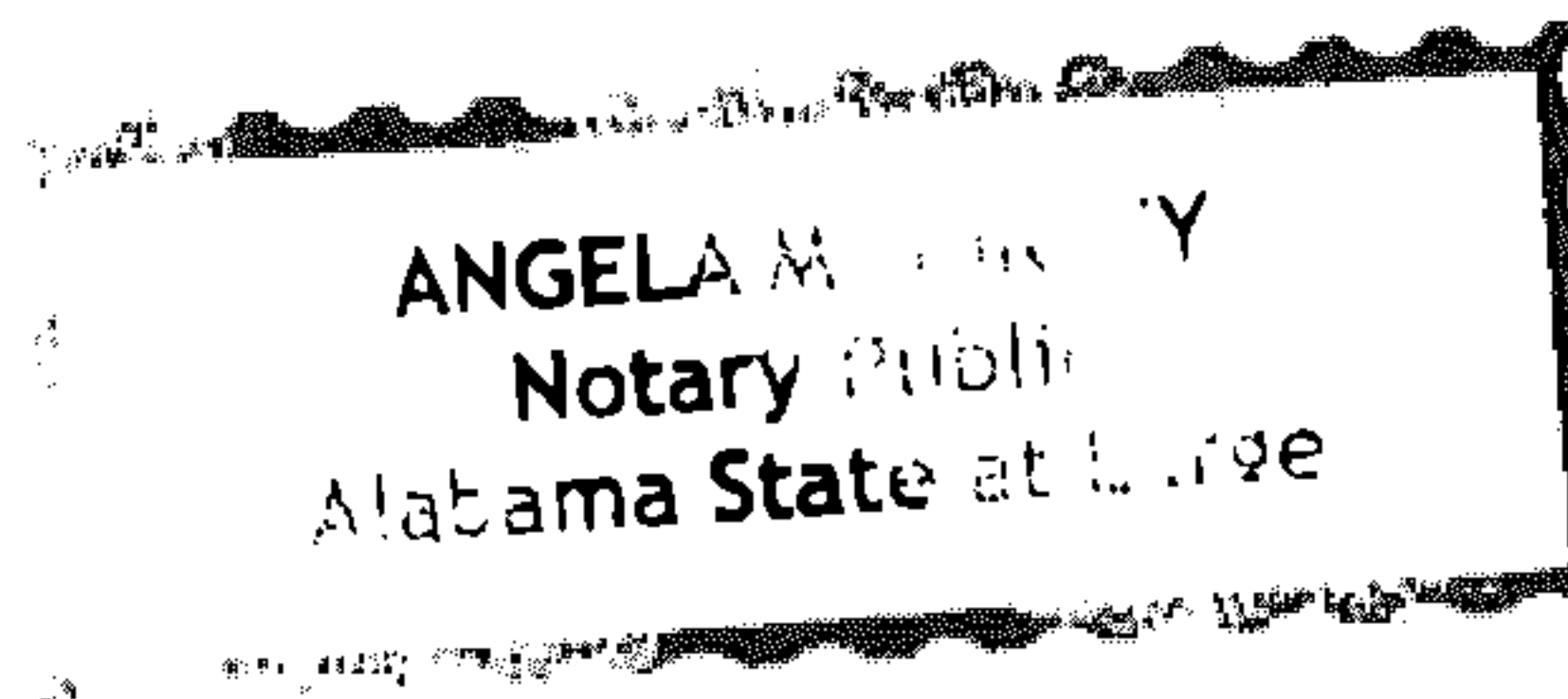
IN WITNESS WHEREOF, I/(we) the undersigned hereunto set my (our) hand(s) and seal(s) this 7<sup>th</sup> day of September, 2023.

Cecil Gary Wade  
Cecil Gary Wade, individually and as Heir at Law  
of Cecil Garnett Wade

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Cecil Gary Wade, individually and as Heir at Law of Cecil Garnett Wade** name is 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, he executed the same voluntarily and as his act individually and as Heir at Law of Cecil Garnett Wade on the day the same bears date.


Given under my hand and official seal this 7<sup>th</sup> day of September 2023.



[Signature]  
Notary Public  
My commission expires: 5-23-26



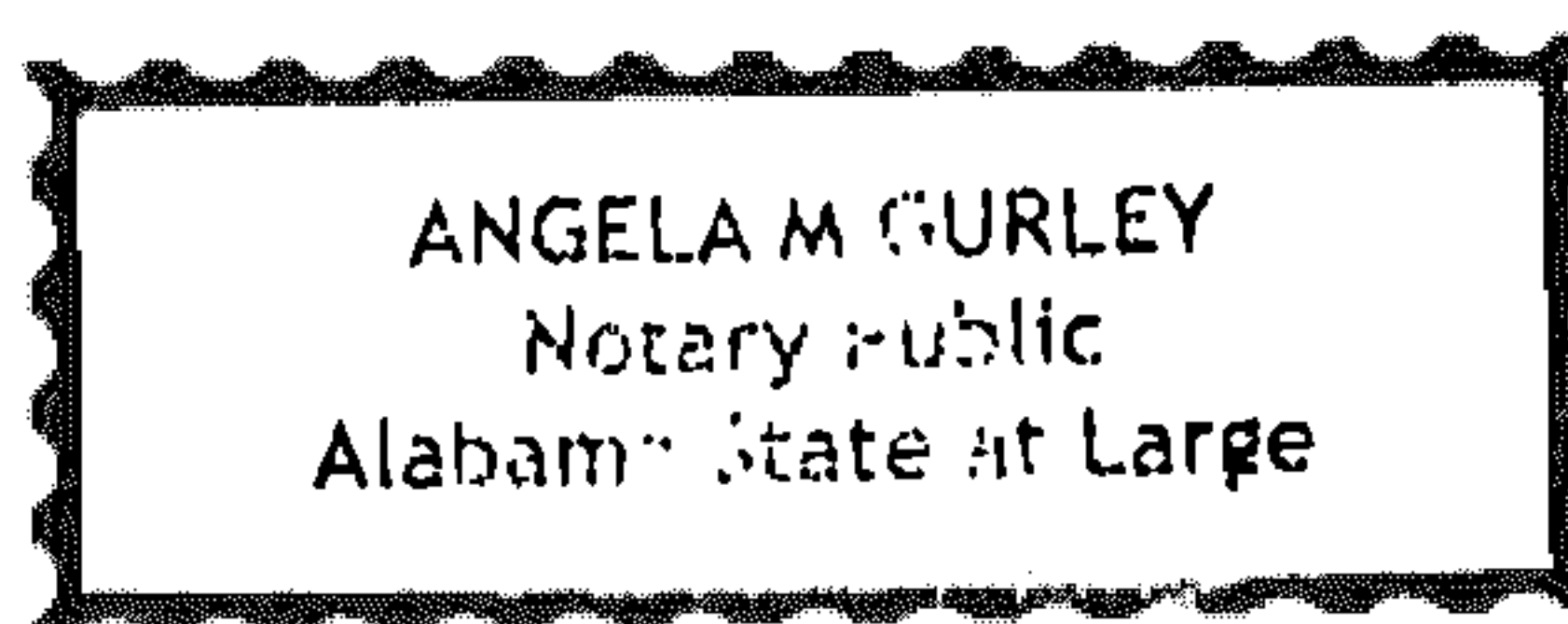
IN WITNESS WHEREOF, I/(we) the undersigned hereunto set my (our) hand(s) and seal(s) this  
7 day of September, 2023.

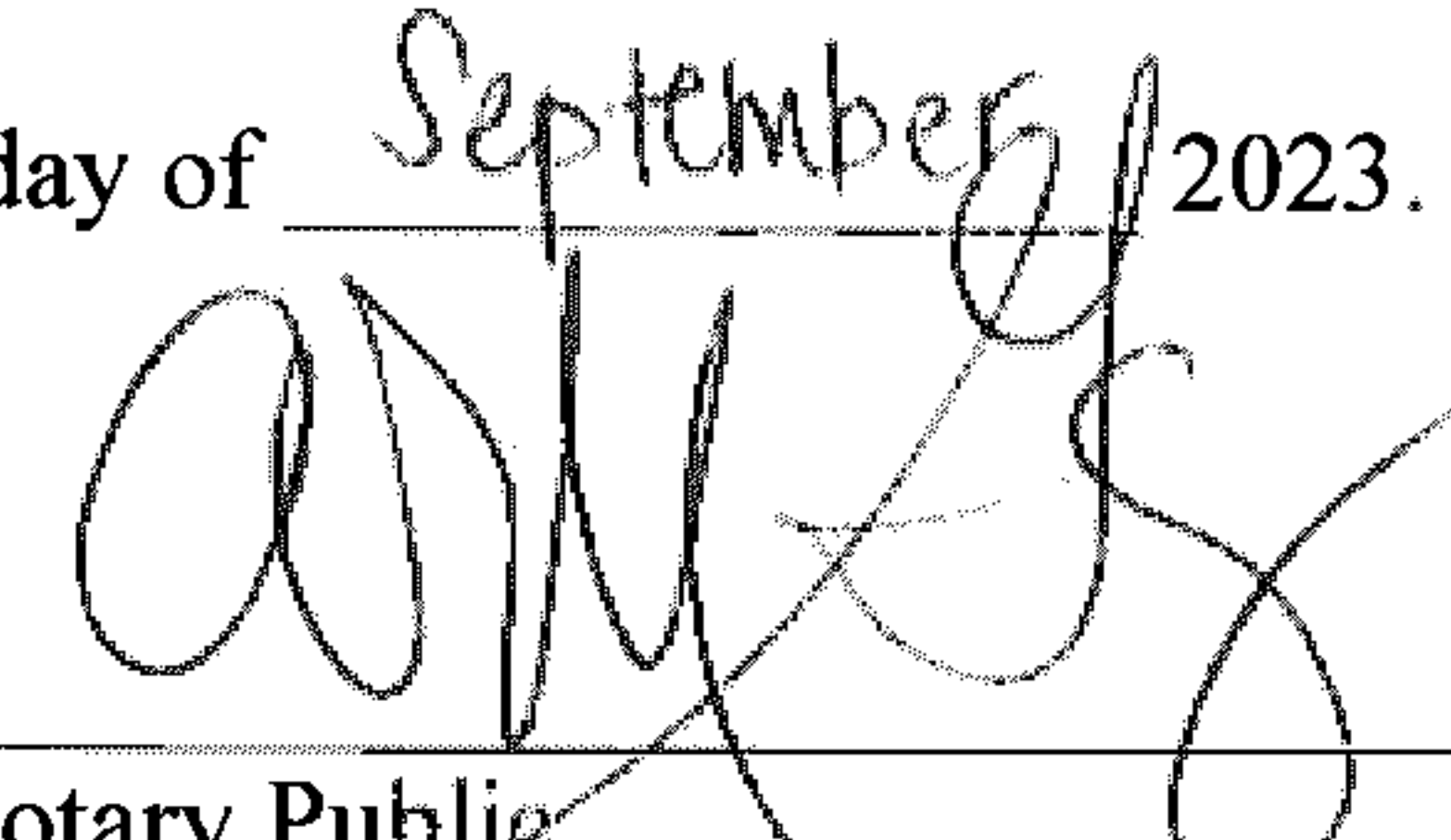
  
Betty Annette Wade, individually and as Heir at Law  
of Cecil Garnett Wade

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Betty Annette Wade, individually and as Heir at Law of Cecil Garnett Wade** name is 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, she executed the same voluntarily and as her act individually and as Heir at Law of Cecil Garnett Wade on the day the same bears date.

Given under my hand and official seal this 7<sup>th</sup> day of September 2023.



  
Notary Public  
My commission expires: 5-23-26

**Real Estate Sales Validation Form*****This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1***

Grantor's Name Betty Annette Wade  
 Rita Warren  
 Cecil Gary Wade  
 Rhonda Wade Sides

Mailing Address 5116 Shamrock Dr  
Helena, AL 35080

Property Address Lot 3 Shamrock Dr.  
 Helena, AL 35080

Grantee's Name Patrick Clint Channell  
 Emily Nicole Channell

Mailing Address 8181 Highway 13  
Helena, AL 35080

Date of Sale 09/08/2023  
 Total Purchase Price \$85,000.00

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  
  X   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 9/7/2023

Print Betty Annette Wade

**Unattested**

(verified by)

Sign *Betty Annette Wade*  
 (Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 09/11/2023 08:56:43 AM  
 \$122.00 PAYGE  
 20230911000272730

*Allen S. Boyd*

**Form RT-1**