

THIS INSTRUMENT PREPARED BY:  
BARNES & BARNES LAW FIRM, P.C.

8107 PARKWAY DRIVE  
LEEDS, ALABAMA 35094  
(205) 699-5000

Send Tax Notice To:  
ANDREW M. CARLILE and  
SARAH E. CARLILE

3076 BLACKBIRD CIRCLE  
BIRMINGHAM, AL 35244

### **WARRANTY DEED WITH RIGHT OF SURVIVORSHIP**

State of Alabama  
Shelby County

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Four Hundred Eighty-Four Thousand Five Hundred and 00/100 (\$484,500.00) to the undersigned Grantors, HEIDI ESPEY and HUSBAND, JAMES SCOTT HOLLADAY, (hereinafter referred to as Grantors), in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, the said Grantors do by these presents, grant, bargain, sell and convey unto ANDREW M. CARLILE and SARAH E. CARLILE , (herein referred to as Grantees), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

LOT 5, ACCORDING TO THE SURVEY OF AUDUBON FOREST, FIRST ADDITION, AS RECORDED IN MAP BOOK 11, PAGE 122, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Property address: 3076 BLACKBIRD CIRCLE, BIRMINGHAM, AL 35244

\*The purchase price or actual value of this conveyance can be verified in the following documentary evidence:  
Closing Statement

Subject to:

1. Taxes for the current tax year and any subsequent years.
2. Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any.
3. Mineral and mining rights, if any.

\$475,723.00 of the purchase price received above was paid from a purchase money mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantees, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns for such survivor forever, together with every contingent remainder and right of reversion.

And said Grantors, for said Grantors, their heirs, executors and administrators, covenant with said Grantees, their heirs and assigns, that Grantors are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that Grantors ha a good right to sell and convey the same as aforesaid; that Grantors will, and their 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, said Grantors have hereunto set their hand and seal this the 20th day of October, 2023.



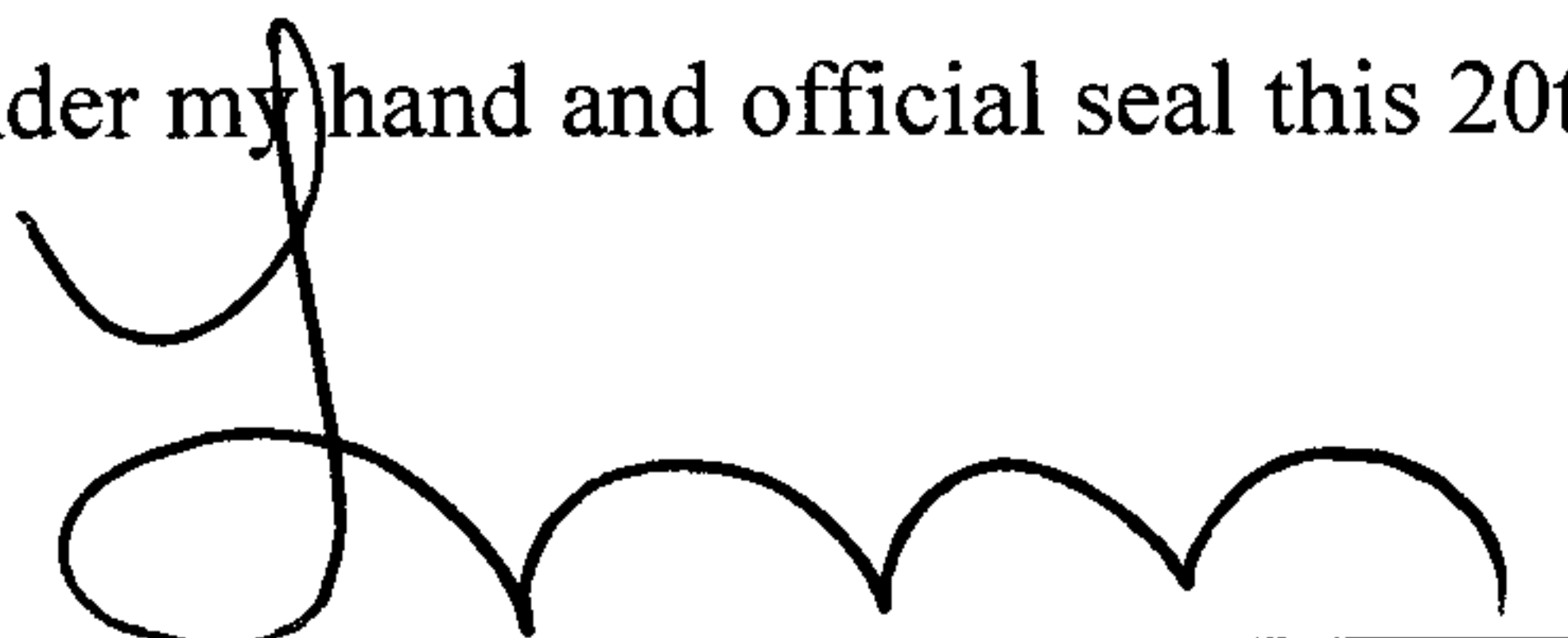
HEIDI ESPEY

  
JAMES SCOTT HOLLADAY

STATE OF ALABAMA  
JEFFERSON COUNTY

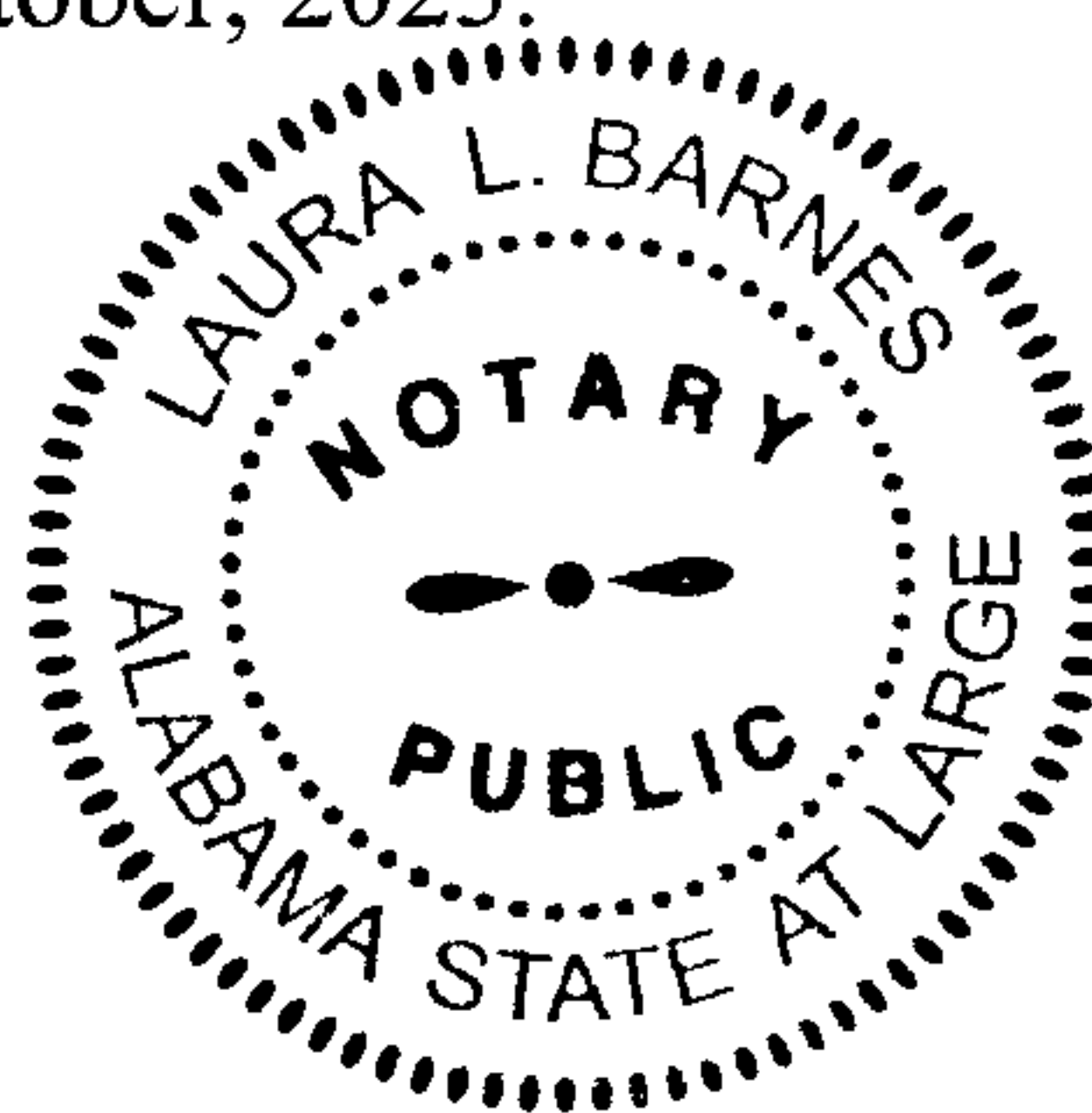
I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that HEIDI ESPEY and JAMES SCOTT HOLLADAY, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of October, 2023.



NOTARY PUBLIC

2/14/2024



**Real Estate Sales Validation Form**

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

Grantor's Name:	HEIDI ESPEY and JAMES SCOTT HOLLADAY	Grantee's Name:	ANDREW M. CARLILE and SARAH E. CARLILE
Mailing Address:	3076 BLACKBIRD CIRCLE BIRMINGHAM, AL 35244	Mailing Address:	3076 BLACKBIRD CIRCLE BIRMINGHAM, AL 35244
Property Address:	3076 BLACKBIRD CIRCLE BIRMINGHAM, AL 35244	Date of Sales:	October 20th, 2023
		Total Purchase Price:	(\$484,500.00)
		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	_____	Tax Appraisal
_____	Sales Contract	_____	Other Tax Assessment
x _____	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 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: October 20th, 2023

Print Laura L. Barnes

\_\_\_\_\_ Unattested

Sign \_\_\_\_\_

(verified by)

(Grantor/Grantee/Owner/Agent) **circle one**



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County Clerk  
 Shelby County, AL  
 10/20/2023 10:58:35 AM  
 \$37.00 JOANN  
 20231020000310110

*Allen S. Bayl*