

This Instrument Prepared By:

C. Ryan Sparks, Attorney
2635 Valleydale Road, Suite 200
Birmingham, Alabama 35244
DIRECT: 205-215-8433

Send Tax Notice To Grantees Address:

Jeffrey A. Ray and Georgia C. Reaves
2420 Royal Lane
Pelham, Alabama 35124

WARRANTY DEED WITH JOINT RIGHT OF SURVIVORSHIP

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS,

That for and in consideration of **THREE HUNDRED TWENTY SEVEN THOUSAND AND NO/100 (\$327,000.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned **JUSTIN WADE FLOWERS and REBEKAH HELEN FLOWERS**, husband and wife, (herein referred to as "Grantors"), in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, the Grantors do hereby give, grant, bargain, sell and convey unto the Grantees, **JEFFREY A. RAY and GEORGIA C. REAVES**, (herein referred to as "Grantees"), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, all of the Grantors' interest in the following-described Real Estate situated in, **SHELBY COUNTY, ALABAMA**, to wit:

A parcel of land situated in the NE ¼ of the NW ¼ of Section 2, Township 20 South, Range 3 West, Shelby County, Alabama, and being more particularly described as follows: Commence at the SE corner of said ¼ ¼ section and run Westerly 488.25 feet along the South line of said ¼ ¼ section to the Southeasterly corner of Lot 18, according to the map of Royal Oaks First Sector as recorded in Map Book 7, Page 17, in the Office of the Judge of Probate of Shelby County, Alabama, said point being the point of beginning of the parcel herein described, thence from said point of beginning right 118 degrees 47 min. 36 sec. from last stated course and run Northeasterly 159.60 feet along the Southeasterly line of said Lot 18 to a point on the Southwesterly right of way line of Royal Lane, a dedicated street within said subdivision, thence right 90 degrees 00 min. 00 sec. and run Southeasterly 46.61 feet along said right of way line to a point; thence left 2 degrees 19 min. 51 sec. and continue Southeasterly 73.90 feet along said right of way line to a point; thence right 90 degrees 00 min. 00 sec. and leaving said right of way line run Southwesterly 94.63 feet to a point on the South line of said ¼ ¼ section; thence right 63 degrees 32 min. 15 sec. and run Westerly 141.25 feet along said South line to the point of beginning.

Subject to:

1. General and special taxes or assessments for the year 2024 and subsequent years not yet due and payable.
2. Municipal improvements, taxes, assessments, and fire district dues against subject property, if any.
3. Mineral and mining rights not owned by Grantors.
4. Any applicable zoning ordinances.
5. Easements, encroachments, building set back lines, rights-of-ways as shown of record by recorded plat or other recorded instrument, including any amendments thereto.
6. All matters, facts, easements, restrictions, assessments, covenants, agreements and all other terms and provisions in Map Book 7, Page 17.
7. Subject to Easement granted to City of Pelham filed for record in Book 143, Page 305 and Book 111, Page 693.

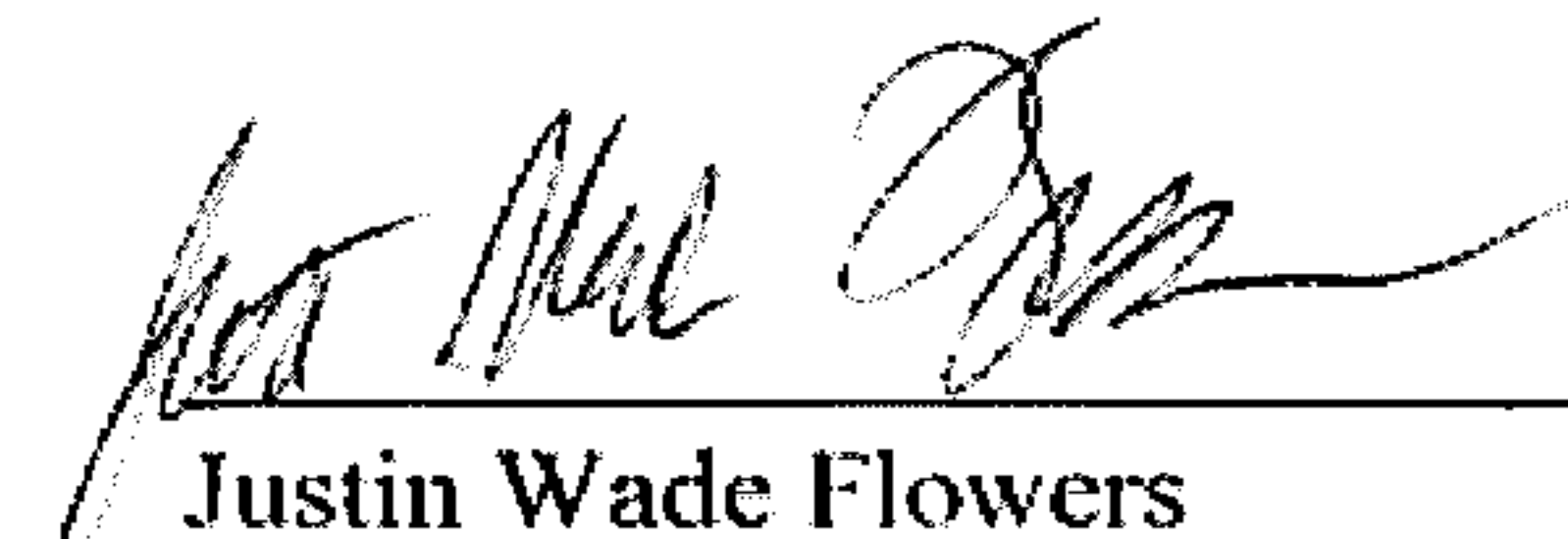
The purchase of the herein described real property is being financed in whole or in part by the proceeds of a purchase money mortgage being executed simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantees, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship of them in fee simple, and to the heirs and assigns of such survivor, forever.

AND SAID GRANTORS, for said GRANTORS', GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all liens and encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any restrictions pertaining to the Real Estate of record in the Probate Office of **SHELBY COUNTY**; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this day of November 9, 2023.

GRANTORS:

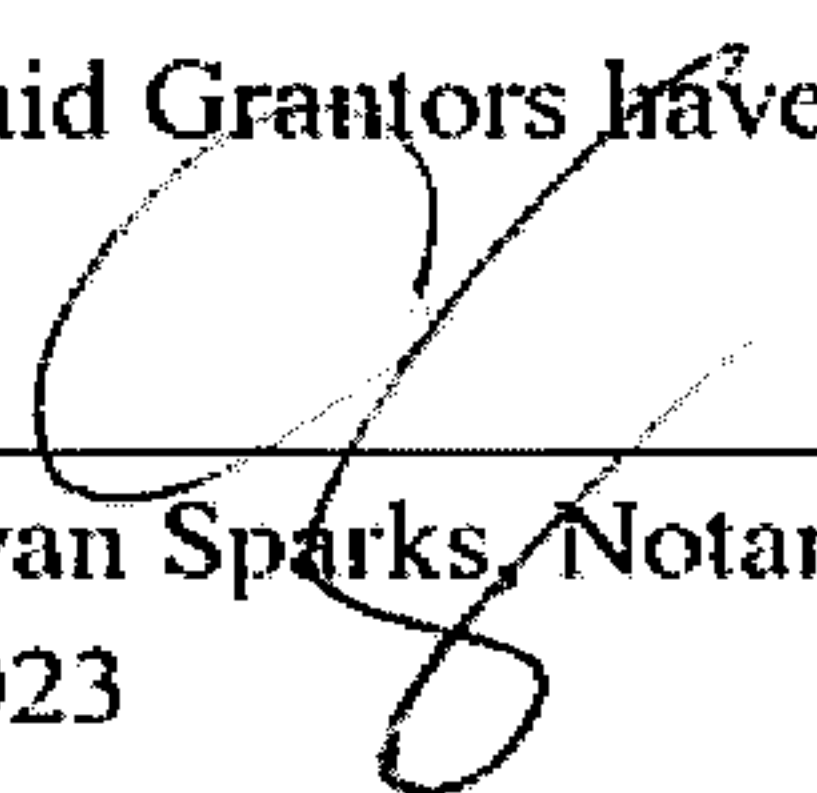

Justin Wade Flowers


Rebekah Helen Flowers

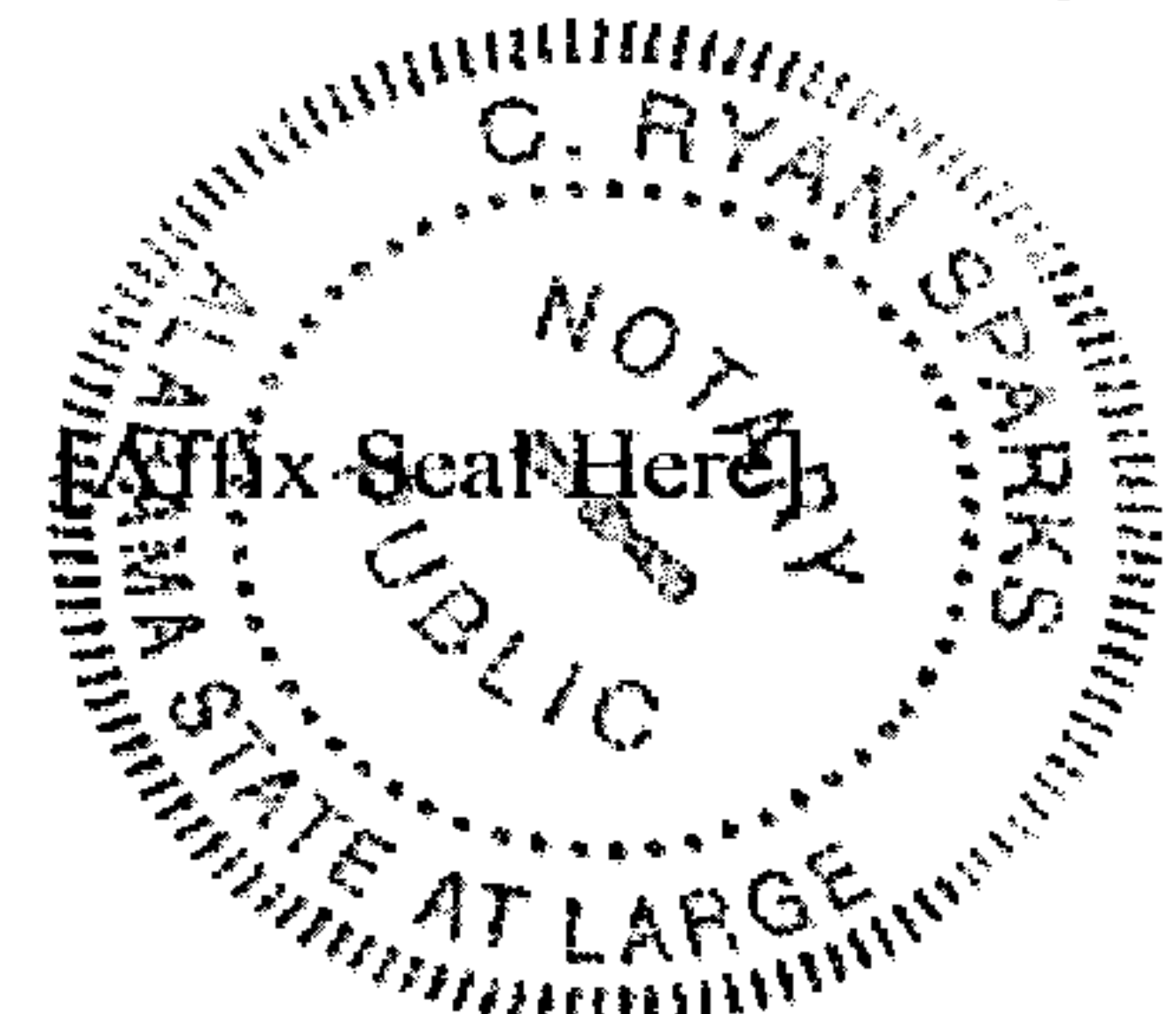
**STATE OF ALABAMA
COUNTY OF SHELBY**

I, the undersigned, a Notary Public, in and for said State and County, do hereby certify that Justin Wade Flowers and Rebekah Helen Flowers, whose names are each signed to the above and foregoing conveyance, and who are each known to me, acknowledged before me on this day that, being informed of the contents of this instrument, Justin Wade Flowers and Rebekah Helen Flowers each executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this day of November 9, 2023.


C. Ryan Sparks, Notary Public

My Commission Expires: December 10, 2023





Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 11/13/2023 09:45:35 AM
 \$34.00 JOANN
 20231113000332160

Allen S. Bayl

Real Estate Sales Validation Form

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

Grantor's Name	Justin Wade Flowers	Grantee's Name	Jeffrey A. Ray
Mailing Address	Rebekah Helen Flowers	Mailing Address	Georgia C. Reaves
	2420 Royal Lane		2420 Royal Lane
	Pelham, Alabama 35124		Pelham, Alabama 35124
Property Address	2420 Royal Lane	Date of Sale	11/9/2023
	Pelham, Alabama 35124	Total Purchase Price	\$ 327,000.00
		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 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 11/9/23

Print C. Ryan Sparks

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1