

20231120000338680
11/20/2023 10:37:25 AM
DEEDS 1/3

SEND TAX NOTICE TO:
Robert Mitchell Elmore and
Cynthia B. Elmore
759 Heatherwood Dr
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 **Five Hundred Forty Thousand dollars & no cents (\$540,000.00)**

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

Tiffany N. Mackin and James C. Mackin, wife and husband

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

Robert Mitchell Elmore and Cynthia B. Elmore

(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 1, ACCORDING TO THE SURVEY OF HEATHERWOOD, 1ST SECTOR, 2ND ADDITION, AS RECORDED IN MAP BOOK 15, PAGE 4, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$513,000.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

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, as recorded in Plat/Map Book 15, Page 4.

7.5' easement along the westerly property line, 5' easement along the rear/northerly property line, and 10' easement along the westerly property line as depicted on that certain survey dated 04/20/2007, by Rodney Y. Shiflett, AL Reg No 21784.

30' by 10' Power Pole Easement along the southerly property line as depicted on that certain survey dated 04/20/2007, by Rodney Y. Shiflett, AL Reg No 21784.

35' building setback line along the front, westerly side, and rear of subject property as depicted on that certain survey dated 04/20/2007, by Rodney Y. Shiflett, AL Reg No 21784.

60' right of way along Heatherwood Drive as depicted on that certain survey dated 04/20/2007, by Rodney Y. Shiflett, AL Reg No 21784.

All matters as setout in that certain survey dated 04/20/2007, prepared by Rodney Y. Shiflett, AL Reg No 21784.

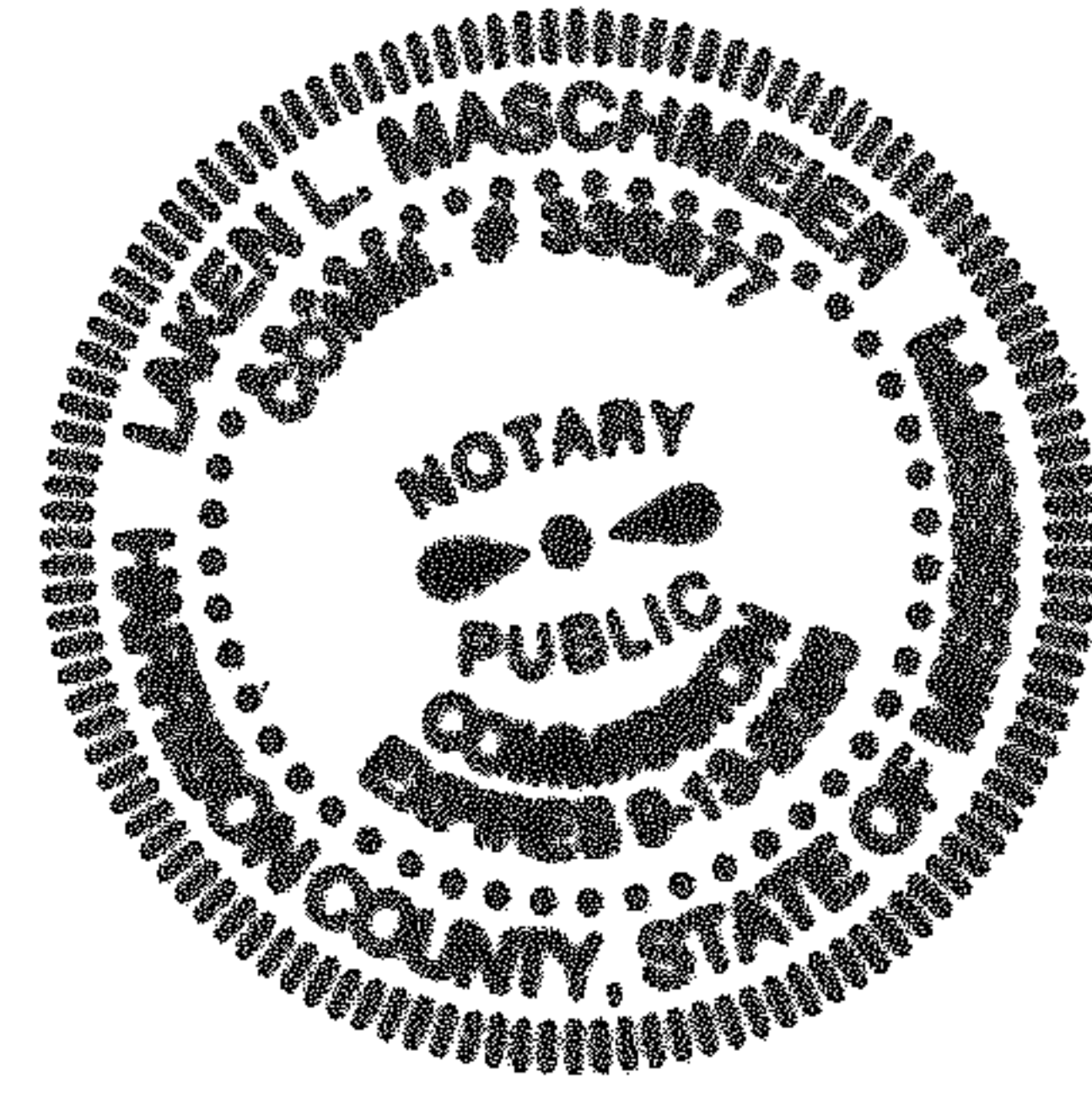
TO HAVE AND TO HOLD Unto the said **GRANTEES** as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) 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.

WARRANTY DEED, JOINT TENANTS
WITH RIGHT OF SURVIVORSHIP
CBT File #2307003

IN WITNESS WHEREOF, the said GRANTORS, have hereunto set his, her or their signature(s) and seal(s), this the 24 day of August, 2023.

Tiffany N. Mackin (Seal)
Tiffany N. Mackin



STATE OF Mississippi }
COUNTY OF Jackson }

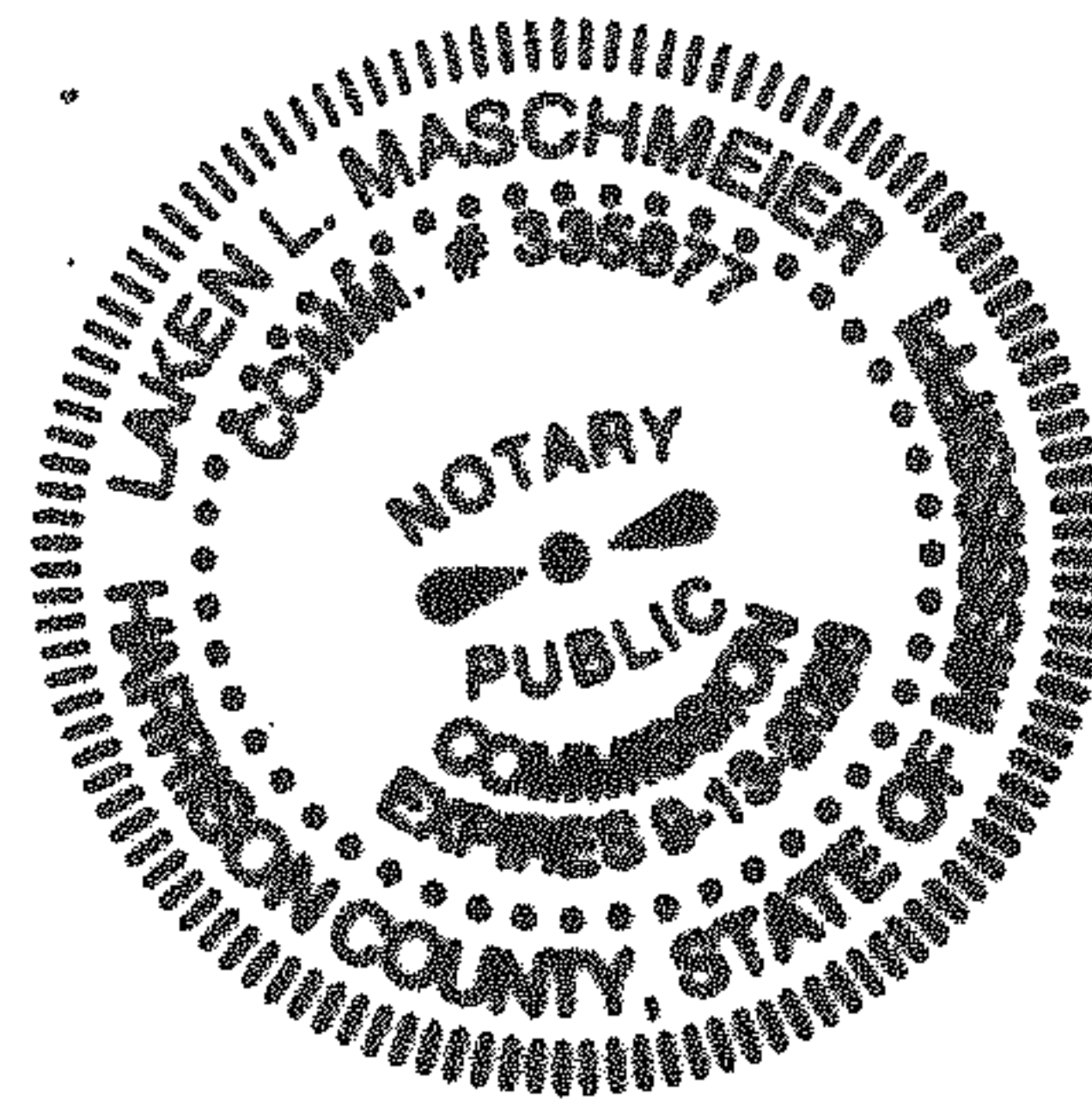
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Tiffany N. Mackin, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24th day of August, 2023.

Laken L. Maschmeier
Notary Public -
My Commission Expires: 09/13/2026

IN WITNESS WHEREOF, the said GRANTORS, have hereunto set his, her or their signature(s) and seal(s), this the 24 day of August, 2023.

James C. Mackin (Seal)
James C. Mackin



STATE OF Mississippi }
COUNTY OF Jackson }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James C. Mackin, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24th day of August, 2023.

Laken L. Maschmeier
Notary Public -
My Commission Expires: 09/13/2026

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 Tiffany N. Mackin and James C. Mackin

Grantee's Name Robert Mitchell Elmore and Cynthia B. Elmore

Mailing Address 815 South Main Street, 3rd Floor

Mailing Address 759 Heatherwood Dr
Birmingham, Alabama 35244

Jacksonville, Florida 32207

Property Address 759 Heatherwood Dr,
Birmingham, Alabama 35244

Date of Sale 11/17/2023

Total Purchase Price \$540,000.00

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 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 curreny 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 11.17.23

William Patrick Coakley
Print Robert Mitchell Elmore

Unattested

[Signature]
(verified by)

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/20/2023 10:37:25 AM
\$55.00 JOANN
20231120000338680

Allie S. Boyd