

20231120000340130

11/20/2023 02:38:43 PM

DEEDS 1/3

SEND TAX NOTICE TO:

Justin B. Ochoa and Ambrianne Wyatt

125 Winterhaven Drive

Alabaster, Alabama 35007

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 **Two Hundred Forty Two Thousand dollars & no cents (\$242,000.00)**

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

Richard A. Gay and Donna S. Gay, husband and wife

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

Justin B. Ochoa and Ambrianne Wyatt

(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 13, BLOCK 5, ACCORDING TO THE SURVEY OF BERMUDA HILLS, SECOND SECTOR, SECOND ADDITION
AS RECORDED IN MAP BOOK 9, PAGE 29 IN THE OFFICE OF PROBATE OF SHELBY COUNTY, ALABAMA.**

\$218,762.00 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.

Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the land.

All matters as set forth in that plat of Bermuda Hills, Second Sector, Second Addition as recorded in Map Book 9, Page 29, in the Probate Office of Shelby County, Alabama.

WARRANTY DEED, JOINT TENANTS

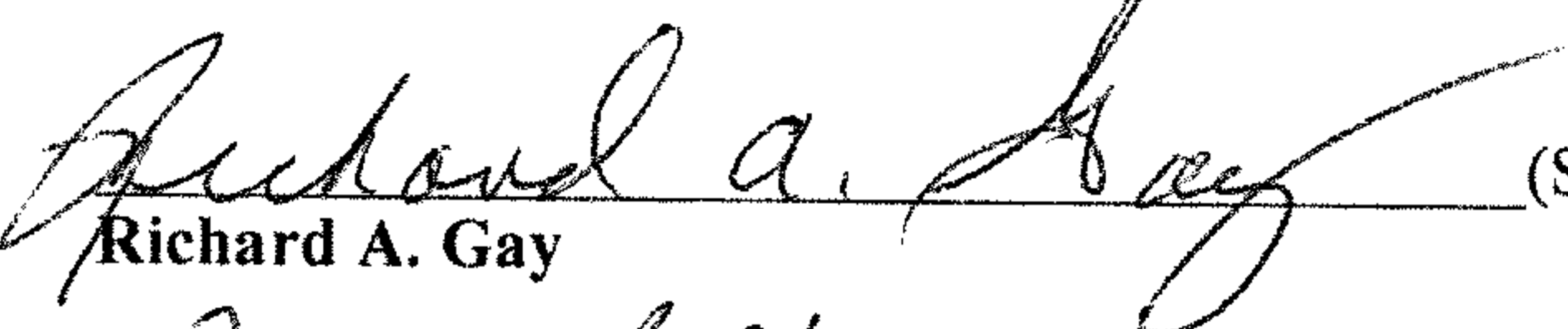
WITH RIGHT OF SURVIVORSHIP

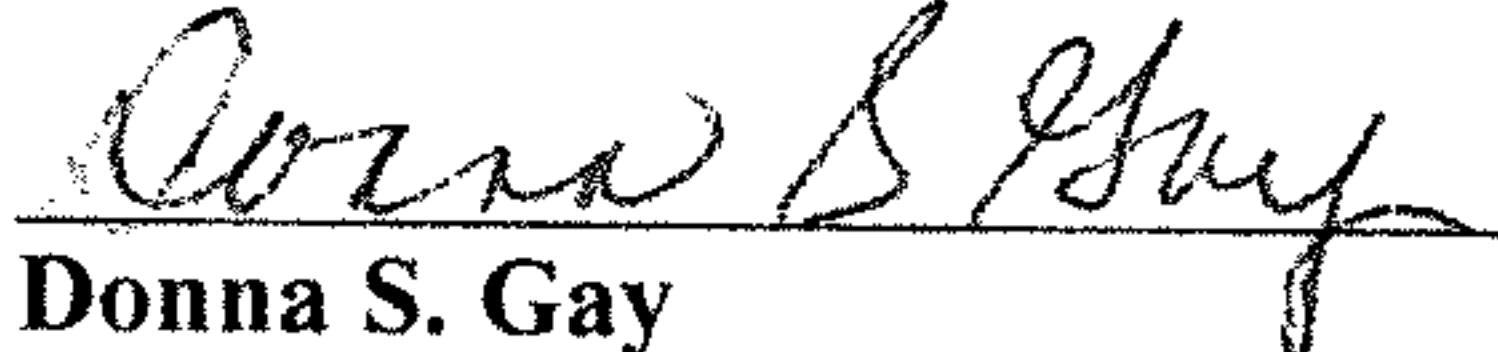
CBT File #2311025

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.

IN WITNESS WHEREOF, GRANTOR(S) have hereunto set my (our) hand(s) and seal(s), November 17, 2023.

 (Seal)
Richard A. Gay

 (Seal)
Donna S. Gay

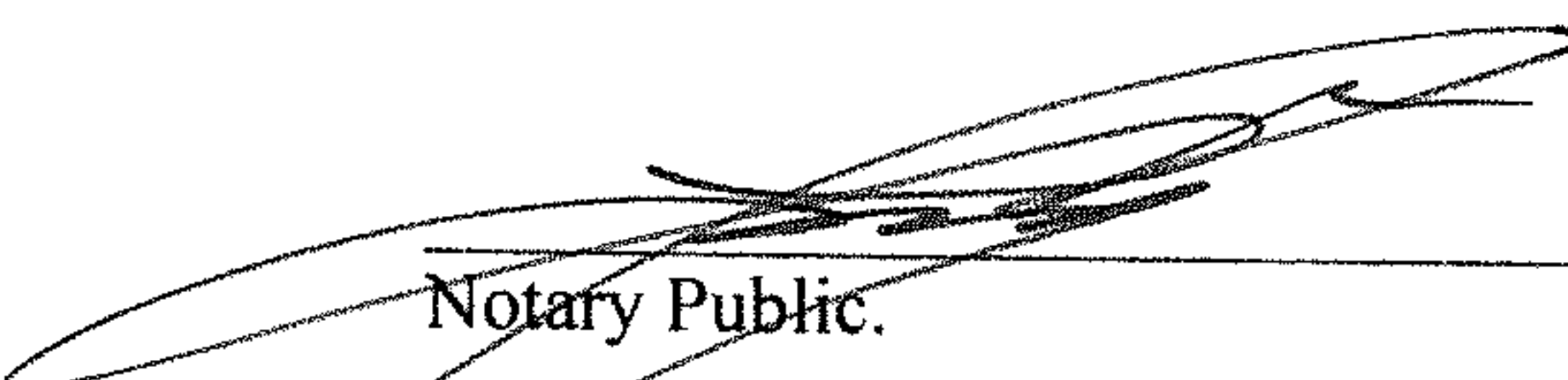
STATE OF ALABAMA

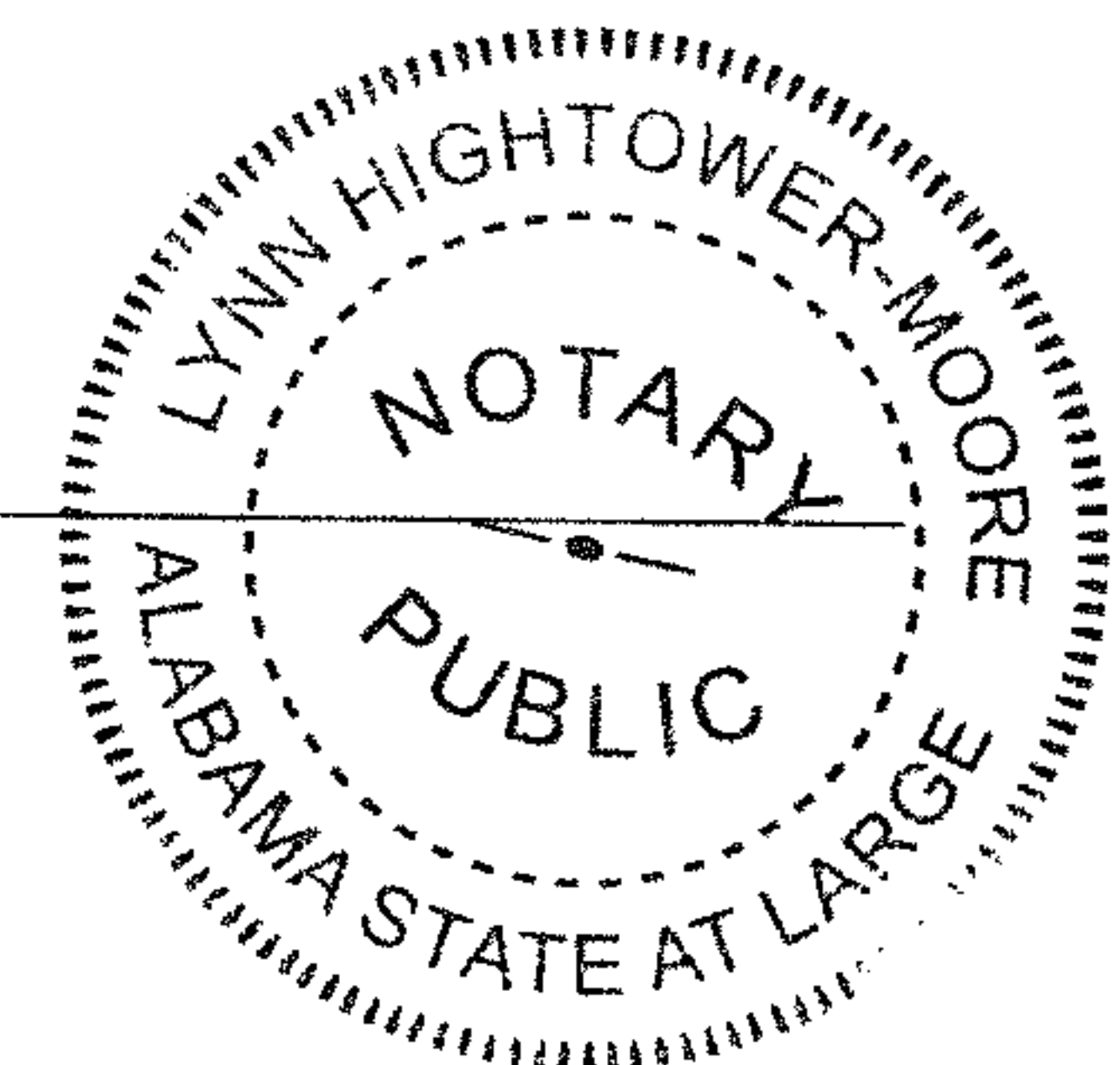
General Acknowledgement

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Richard A. Gay and Donna S. Gay, husband and wife**, 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 17th day of November, 2023


Notary Public.
(Seal)
My Commission Expires: 12-22-25



WARRANTY DEED, JOINT TENANTS

WITH RIGHT OF SURVIVORSHIP

CBT File #2311025

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 Richard A. Gay and Donna S. Gay

Grantee's Name Justin B. Ochoa and Ambrianne Wyatt

Mailing Address 419 Cypress Gardens Dr
Houma, Louisiana 70364Mailing Address 125 Winterhaven Drive
Alabaster, Alabama 35007Property Address 125 Winterhaven Drive, Alabaster,
Alabama 35007Date of Sale 11/17/2023Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/20/2023 02:38:43 PM
\$51.50 JOANN
20231120000340130Total Purchase Price \$242,000.00

or

Actual Value _____

or

Assessor's Market Value _____

The purchase price or actual value claimed on this form is 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 11-17-2023Print Justin B. OchoaUnattested

(Verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one