

This Instrument Was Prepared by:
Lorrie Maples Parker, Esquire
The Parker Law Firm, LLC
500 Office Park Drive Suite 100
Birmingham, Alabama 35223

Send Tax Notice To:
Matthew C. Neighbors
Anna G. Neighbors
2178 Baneberry Drive
Hoover, AL 35244

WARRANTY DEED
Joint Tenancy With Right of Survivorship

STATE OF ALABAMA
COUNTY OF SHELBY

}

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Six Hundred Thirty-six Thousand and 00/100 Dollars (\$636,000.00) and other good and valuable consideration the receipt and sufficiency whereof is hereby acknowledged, we, **Michael T. Mashburn and Lauren P. Mashburn**, husband and wife, (herein referred to as GRANTOR) do, by these presents, grant, bargain, sell and convey unto **Matthew C. Neighbors and Anna G. Neighbors** (herein referred to as GRANTEE, whether one or more), as joint tenants with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 2424, according to the Survey of Riverchase Country Club, 24th Addition, as recorded in Map Book 10, page 64, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Ad valorem taxes for current and subsequent years, (2) easements, restrictions reservations, rights-of-way, limitations, covenants and conditions of record, if any, (3) mineral and mining rights not owned by the Grantor, if any.

NOTE: \$508,800.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

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 that one Grantee survives the other, the entire interest in fee simple shall be owned by the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees shall take as tenants in common.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF I have set my hand and seal, this 2nd day of November, 2023.

WITNESS:

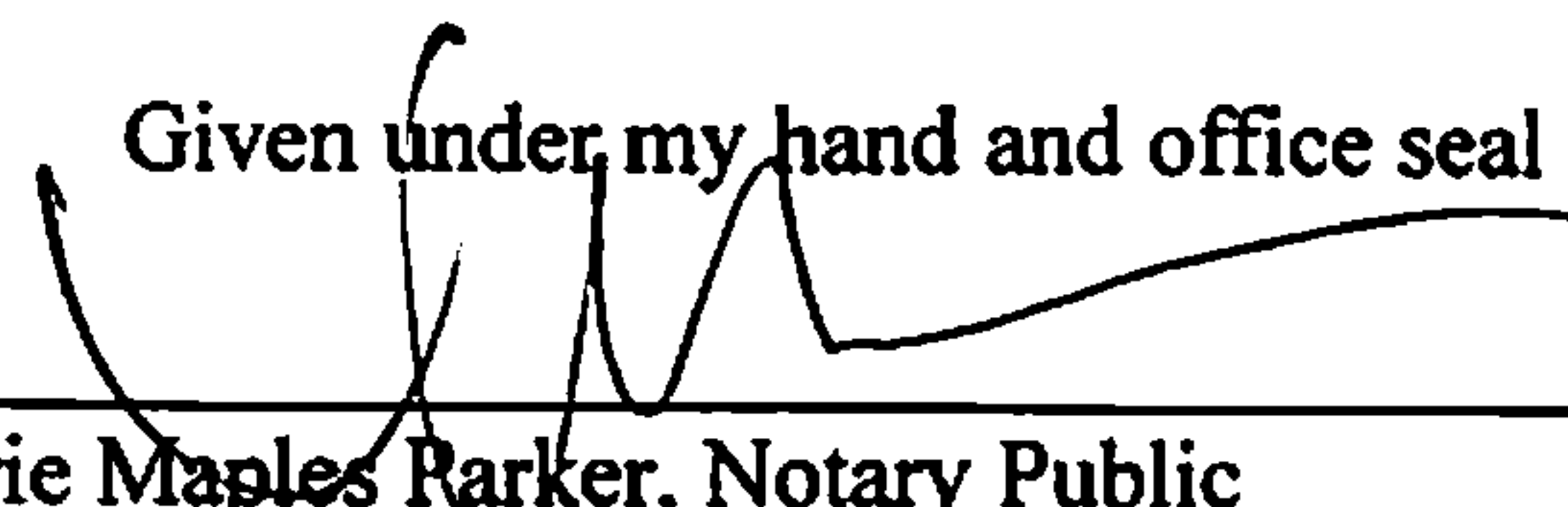


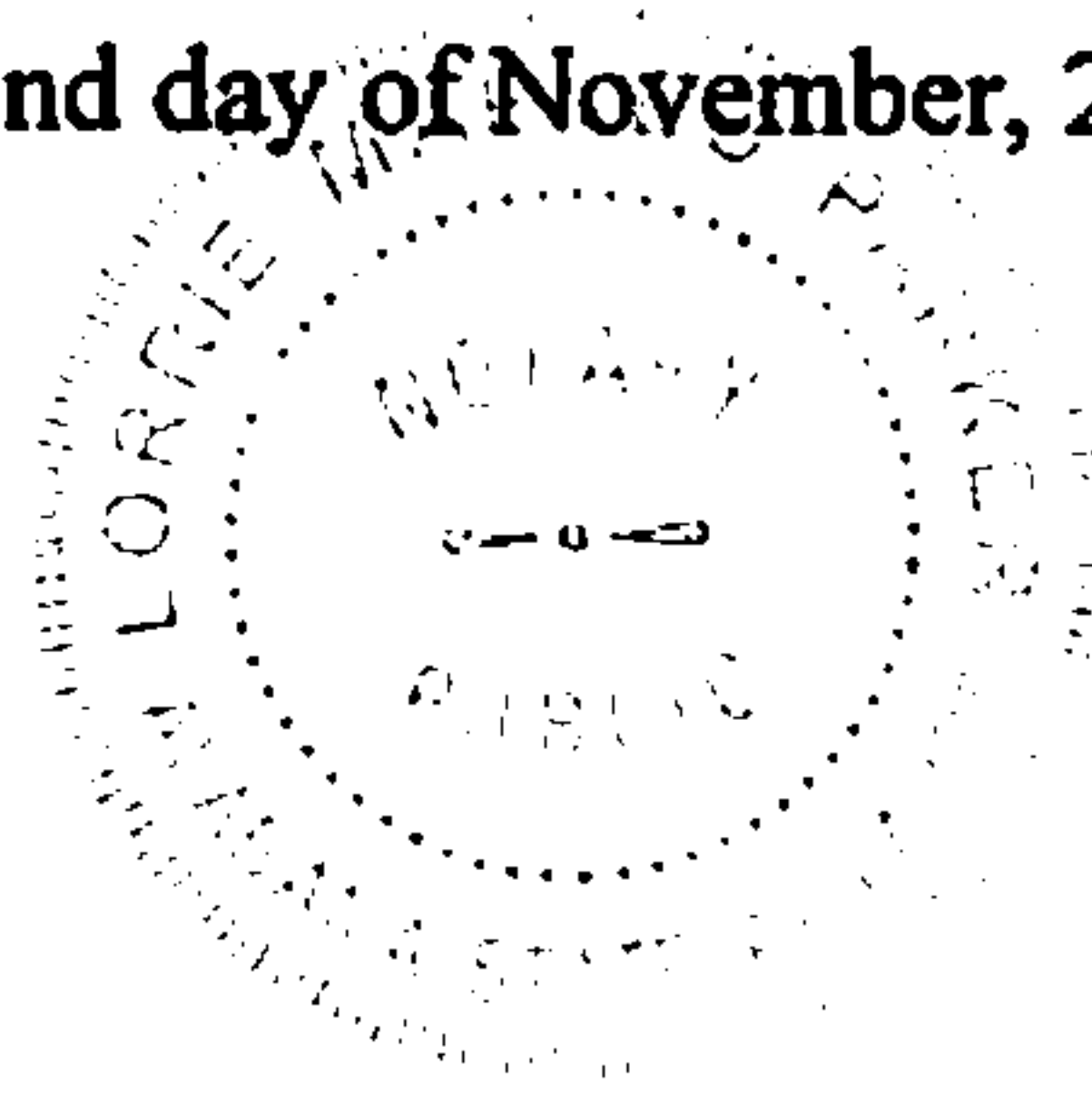
Michael T. Mashburn

STATE OF ALABAMA 0
COUNTY OF JEFFERSON 0

I, the undersigned authority, Notary Public for the State of Alabama, do hereby certify that Michael T. Mashburn, whose name is signed to the foregoing instrument, and who is known by me, acknowledged before me on this day that, being informed of the contents of said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and office seal this the 2nd day of November, 2023.


Lorrie Maples Parker, Notary Public
My Commission Expires:10/18/2027



IN WITNESS WHEREOF I have set my hand and seal, this 3rd day of November, 2023.

WITNESS:

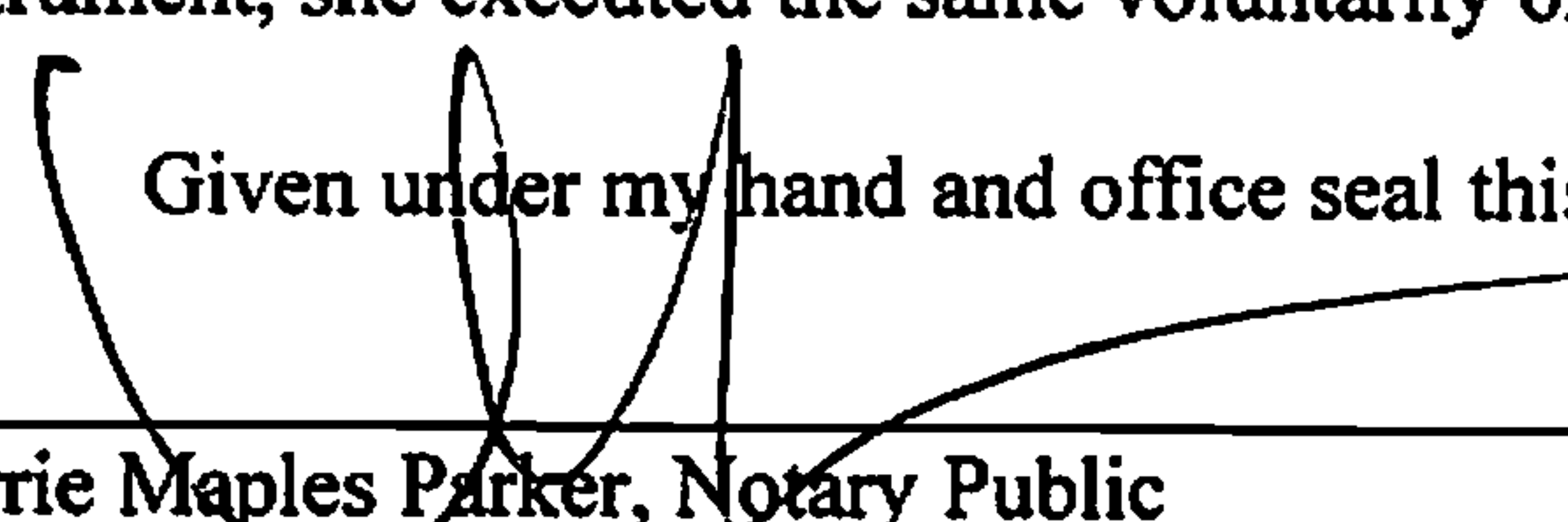


Lauren P. Mashburn

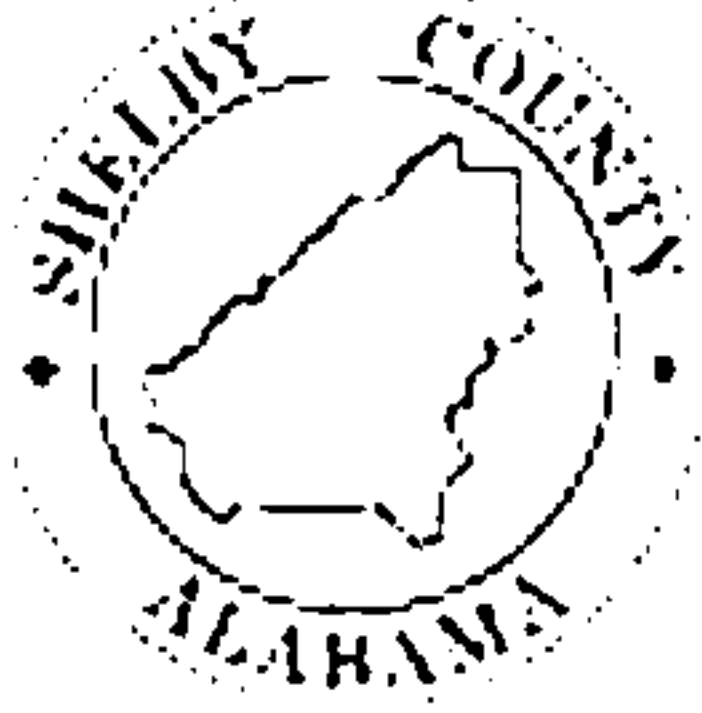
STATE OF ALABAMA 0
COUNTY OF JEFFERSON 0

I, the undersigned authority, Notary Public for the State of Alabama, do hereby certify that Lauren P. Mashburn, whose name is signed to the foregoing instrument, and who is known by me, acknowledged before me on this day that, being informed of the contents of said instrument, she executed the same voluntarily on the day the same bears date

Given under my hand and office seal this the 2nd day of November, 2023.


Lorrie Maples Parker, Notary Public
My Commission Expires:10/18/2027





Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 12/04/2023 08:51:14 AM
 \$155.50 PAYGE
 20231204000348490

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	Michael T. Mashburn Lauren P. Mashburn	Grantee's Name	Matthew C. Neighbors Anna G. Neighbors
Mailing Address	839 County Road 67 Bremen, AL 35033	Mailing Address	2178 Baneberry Drive Hoover, AL 35244
Property Address	2178 Baneberry Drive Hoover, AL 35244	Date of Sale	11/3/2023
		Total Purchase Price	
		Or	
		Actual Value	\$636,000.00
		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: _____

Unattested

Print Michael T. Mashburn

Sign

(Grantor/Grantee/Owner/Agent) circle one

Date: _____

Unattested

Print Lauren P. Mashburn

Sign

(Grantor/Grantee/Owner/Agent) circle one