

SEND TAX NOTICE TO:
Kendal Robinett and Gabriel Robinett
213 Windstone Parkway
Chelsea, Alabama 35043

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 **Three Hundred Twenty Four Thousand Five Hundred dollars & no cents (\$324,500.00)**

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

Chad Williams and Bridgette Williams, husband and wife

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

Kendal Robinett and Gabriel Robinett

(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 18, ACCORDING TO THE SURVEY OF WINDSTONE II, AS RECORDED IN MAP BOOK 25, PAGE 110, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$286,396.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

ASSUMPTION CLAUSE:

Subject to a mortgage to Chad Williams and Bridgette Williams, dated April 18, 2022 and filed April 26, 2022, in Instrument Number 20220426000170320 of the Public Records of Shelby County, Alabama in the sum of \$ 294,530.00, which sum Gabriel Robinett and Kendal Robinett expressly assumes and agrees to pay, and also hereby assumes and agrees to pay all the obligations of Chad Williams under the terms of the instruments creating the loan to indemnify the Department of Veteran Affairs to the extent of any claim payment arising from the guaranty of insurance of the indebtedness above mentioned; as provided by Title 38, Chapter 37, Section 1801, et seq., U.S.C.A., and the Regulations promulgated pursuant thereto.

Loan Originator: Justin Syracuse, NMLS:1998260
Lender: PennyMac Loan Services LLC. NMLS: 35953

Subject to:

Taxes for the year 2023 and subsequent years

Easements, Restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any

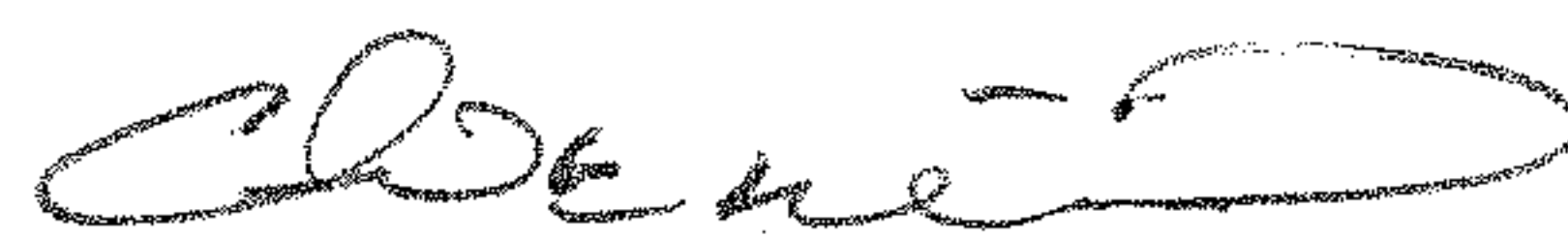
Mineral and mining rights, if any.

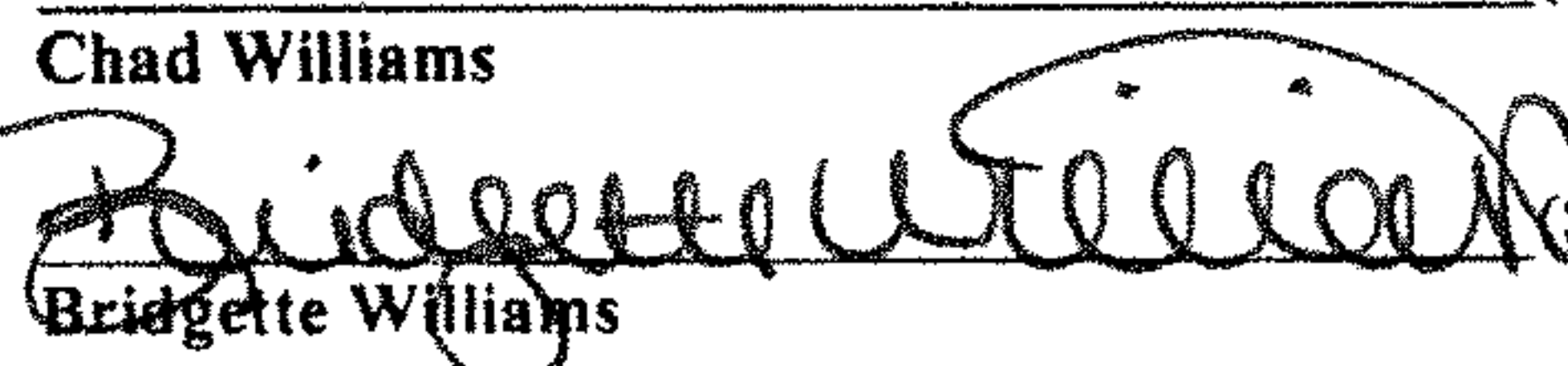
Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Plat/Map Book 25, Page 110.

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), **December 22, 2023**.

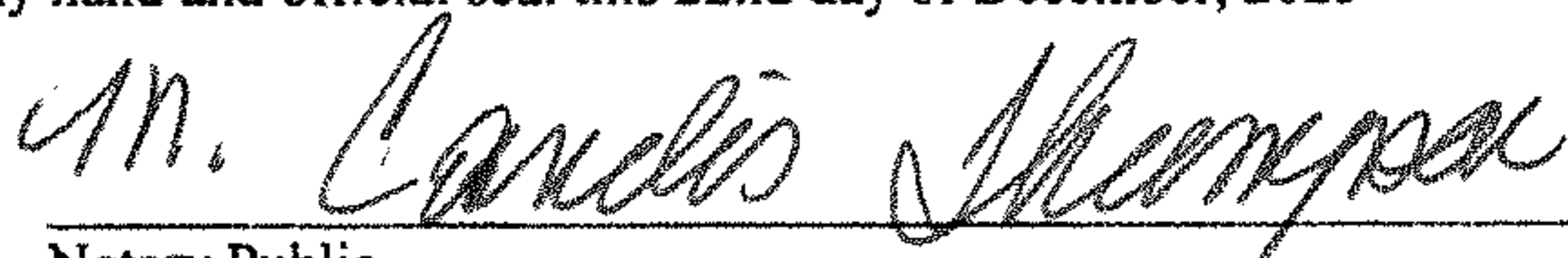
 (Seal)

 (Seal)
Bridgette Williams

et
~~STATE OF ALABAMA~~ *10/10/2023*
JEFFERSON COUNTY *JEFFERSON*

General Acknowledgement

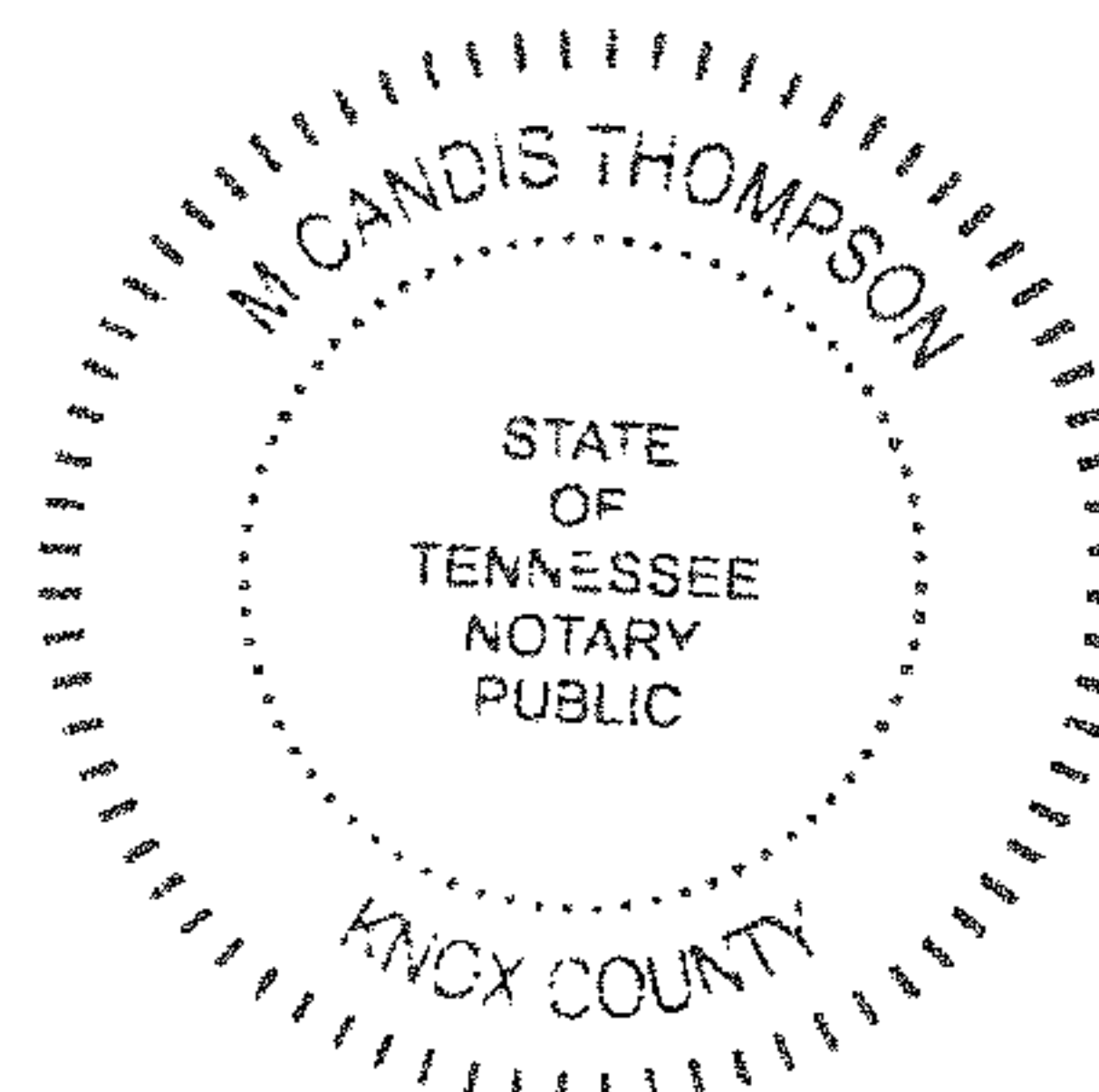
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Chad Williams and Bridgette Williams, husband and wife**, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the 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 22nd day of December, 2023



Notary Public.

(Seal)

My Commission Expires: *1.4.2025*



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 Chad Williams and Bridgette Williams Grantee's Name Kendal Robinett and Gabriel Robinett

Mailing Address 2960 Bluegrass Lane
Strawberry Plains, Tennessee 37871
Property Address 213 Windstone Parkway
Chelsea, Alabama 35043Mailing Address 213 Windstone Parkway
Chelsea, Alabama 35043
Date of Sale 12/22/2023Total Purchase Price \$324,500.00

or

Actual Value _____

or

Assessor's Market Value _____

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/03/2024 09:56:14 AM
\$352.50 JOANN
20240103000000980

I have price or actual value claimed on this form. I have provided the following documentary evidence: (check one) (Recordation of documentary evidence is not required if evidence is provided.)

☐ 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 12-22-23Print Kendal Robinett**Unattested**

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one