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Prepared by:
JUL ANN McLEOD, Esq.
McLeod & Associates, LLC
1980 Braddock Drive
Hoover, AL 35226

Send Tax Notice to: James Schlaier & Jessica A. Schlaier 2083 Wild Flower Drive Hoover, AL 35244

STATE OF ALABAMA)			
) JOINT WITH RIGHT OF SURVIVORSHIP			
COUNTY OF SHELBY) WARRANTY DEED			

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of THREE HUNDRED NINETY-TWO THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$392,500.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantors, RYAN W. KING and BRITTNEY H. KING, husband and wife (hereinafter referred to as Grantors), the receipt whereof is hereby acknowledged, the Grantors do hereby give, grant, bargain, sell and convey unto the Grantees, JAMES SCHLAIER and JESSICA A. SCHLAIER (hereinafter 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, their heirs and assigns, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 101, according to the Survey of Fourth Addition to Riverchase West, as recorded in Map Book 7, Page 156, in the Probate Office of Shelby County, Alabama.

Subject to rights-of-way, covenants, restrictions, easements, agreements, setback lines, reservations, mineral/mining rights, and declarations of record, if any.

\$292,500.00 of the above-recited consideration is being paid with proceeds from a purchase money mortgage being recorded simultaneously herewith.

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

And said Grantors, for said Grantors, their heirs, successors, executors and administrators, covenant with Grantees, and with their 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, which are not yet due and payable; and that Grantors will, and their heirs, executors and administrators shall, warrant and defend the same to said Grantees, and their heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Gr	rantors have hereunto set their hand and seal this the 26th day
of January, 2024.	
RYAN W. KING	
BRITTNEY H. KING	
STATE OF ALABAMA)
COUNTY OF JEFFERSON	j
contents of the instrument, they exe	ledged before me on this day that, being informed of the ecuted the same voluntarily on the day the same bears date.
IN WITNESS WHEREOF, I have 1 2024.	hereunto set my hand and seal this the 26th day of January,
2024.	
NOTARY PUBLIC	
My commission/expires:	
Notary Public, Alabama State at Mcl	eod (
Notary Public, Madama Molary Public, Malcolm Stewart McL Malcolm Stewart McL Expires 8/15/202	26
A RESERVED OF S. P. S. P. S. P. S. P. S. P. S. S. P. S.	

Real Estate Sales Validation Form

	This Document must .	be filed in accordance	with Code of Alabama	1975, Section 40-22-1	
Grantor's Name	RYAN W. KING and KING	BRITTNEY H.	Grantee's Na	JAMES SCHLAIER and JESSICA lameA. SCHLAIER	
Mailing Address	2083 WILD FLOWE HOOVER, AL 35244		Mailing Addre	ess2083 WILD FLOWER DRIVE HOOVER, AL 35244	
Property Address	2083 WILD FLOWE HOOVER, AL 35244		Date of Sale January 26, 2024		
			Total Purchase Pr	ice <u>\$392,500.00</u>	
			or Actual Value or	\$	
			Assessor's Market Val	ue\$	
	e or actual value claim cumentary evidence is		verified in the following	ng documentary evidence: (check one)	
Bill of Sale			Appraisal		
Sales Contra			 Other		
X Closing State	ment				
If the conveyance of this form is not req	document presented f uired.	or recordation contains	all of the required info	ormation referenced above, the filing of	
		Instruc	tions		
Grantor's name an current mailing add	d mailing address - pr Iress.	ovide the name of the	person or persons co	nveying interest to property and their	
Grantee's name ar conveyed.	nd mailing address - p	rovide the name of the	person or persons to	whom interest to property is being	
Property address - interest to the prop	the physical address erty was conveyed.	of the property being o	onveyed, if available.	Date of Sale - the date on which	
Total purchase prior instrument offered	e - the total amount p for record.	aid for the purchase of	f the property, both rea	al and personal, being conveyed by the	
Actual value - if the instrument offered current market value	for record. This may b	sold, the true value of se evidenced by an app	the property, both reapraisal conducted by a	I and personal, being conveyed by the licensed appraiser or the assessor's	
valuation, of the pro	operty as determined	by the local official cha	rged with the respons	market value, excluding current use ibility of valuing property for property sama 1975 § 40-22-1(h).	
l attest, to the best understand that an <u>Alabama 1975</u> § 40	y false statements cla	belief that the information in this form may	tion contained in this or result in the impositio	document is true and accurate. I further n of the penalty indicated in <u>Code of</u>	
Date January 26	, 2024	P	rint Malcolm S. McL	.eod	
l leathactad					
Unattested		erified by)	ign <u>//</u> (Grantor/G	rantee/Owner/Agent) circle one	
		Filed and Recorded Official Public Record			
File 240117		Clerk Shelby County, AL 01/26/2024 02:20:13		Form RT-1 Alabama 08/2012 LSS	
	AHAM!	\$128.00 BRITTANI	T T≜T	^ ·	

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