

AFTER RECORDING RETURN TO:  
Anthony Jerome Tolbert and Lolita McCarter Tolbert  
Pintail Drive  
Harpersville, AL 35078  
File No. 01-23056864

MAIL TAX STATEMENTS TO:  
Anthony Jerome Tolbert and Lolita McCarter Tolbert  
Pintail Drive  
Harpersville, AL 35078

This document prepared by:  
George M. Vaughn, Esq.  
8940 Main Street  
Clarence, NY 14031  
866-333-3081

Parcel ID No.: 07 8 33 3 001 024.000

### SPECIAL WARRANTY DEED

THIS DEED made and entered into on this 24 day of JANUARY, 2024, by and between **ANTHONY JEROME TOLBERT and LOLITA MCCARTER TOLBERT FKA LOLITA CALHOUN, HUSBAND AND WIFE, AS JOINT TENANTS, WITH RIGHT OF SURVIVORSHIP**, residing at Pintail Drive, Harpersville, AL 35078, hereinafter referred to as Grantor(s) and **ANTHONY JEROME TOLBERT AND LOLITA MCCARTER TOLBERT, HUSBAND AND WIFE, FOR AND DURING THEIR JOINT LIVES, AND UPON THE DEATH OF EITHER OF THEM, THEN TO THE SURVIVOR OF THEM**, residing at Pintail Drive, Harpersville, AL 35078, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor, for and in consideration of the sum of One and 00/100 Dollars (\$1.00), cash in hand paid, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee the following described real estate located in Shelby County, State of AL:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property commonly known as: Pintail Drive, Harpersville, AL 35078

Prior Deed Reference: Instrument Number 20230516000145660, Recorded: 05/16/2023

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in fee simple.

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby specially warrants that title to the land is free from all encumbrances made by Grantor, and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

IN WITNESS WHEREOF, the said Grantor has hereunto set their hand and seal on this 24 day of January, 2024.

Anthony Jerome Tolbert  
ANTHONY JEROME TOLBERT

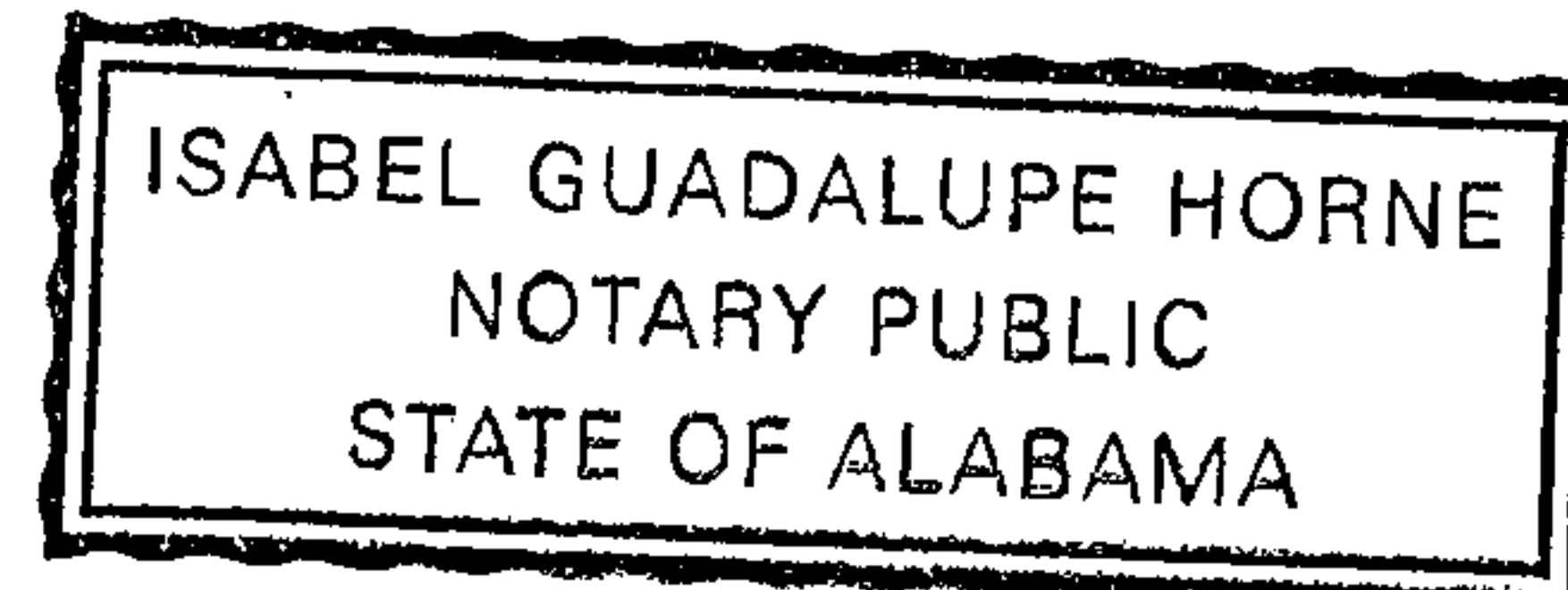
STATE OF ALABAMA  
COUNTY OF SHELBY

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

Given under my hand and seal this the 24 day of JANUARY, 2024.

ISABEL GUADALUPE HORNE  
NOTARY PUBLIC

My commission expires: 07/02/2025



**EXHIBIT "A"**

SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA:

LOT 22, ACCORDING TO THE PLAT OF HARPERS CREEK SUBDIVISION, SECTOR 1, RECORDED IN MAP BOOK 56, PAGES 28A AND 28B (INSTRUMENT NO. 20220519000205230), IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

TAX ID NO: 07 8 33 3 001 024.000

BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED

GRANTOR: SDH ALABAMA, LLC, A GEORGIA LIMITED LIABILITY COMPANY  
GRANTEE: ANTHONY JEROME TOLBERT AND LOLITA CALHOUN  
DATED: 04/28/2023  
RECORDED: 05/16/2023  
DOC#/BOOK-PAGE: 20230516000145660 / NA

ADDRESS: 5008 PINTAIL DRIVE, HARPERSVILLE, AL 35078-5162

END OF SCHEDULE A

*This page is only a part of a 2021 ALTA Short Form Commitment for Title Insurance issued by American Guaranty Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions.*

## Real Estate Sales Validation Form

*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name: Anthony Jerome Tolbert & Lolita McCarter Tolbert  
 Mailing Address: FKA Lolita Calhoun  
5008 Pintail Drive  
Harpersville, AL 35078

Grantee's Name: Anthony Jerome Tolbert &  
Lolita McCarter Tolbert  
 Mailing Address: 5008 Pintail Drive  
Harpersville, AL 35078

Property Address: 5008 Pintail Drive  
Harpersville, AL 35078

Date of Sale: January 24, 2024Total Purchase Price: \$ 1.00

or\*\*\*no title transfer, name change due to marriage\*\*\*

Actual Value: \$

or

Assessor's Market Value: \$ 45,000.00

Purchase price or actual value claimer (Eric S. Gaynor) can be verified in the following documentary evidence: (check one) (Recordation of document evidence is not required)

 Bill of Sale Appraisal Sales Contract Other Shelby County Assessor's Website 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: 2-01-2024

Print: ERIC GAYLOR

Unattested

Sign: E. Gaynor

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1