

**This instrument was prepared by:**  
Matthew Kidd  
Kidd & Company, LLC  
3138 Cahaba Heights Road, St. 100B  
Birmingham, AL 35243

**Send tax notice to:**  
Ruth M. Betts & Ira Moore Betts  
3064 Madison Lane  
Chelsea, AL 35043

**GENERAL WARRANTY DEED – Joint Tenants with Right of Survivorship**

STATE OF ALABAMA

COUNTY OF SHELBY

That in consideration of **TWO HUNDRED SIXTY NINE THOUSAND AND 00/100 (\$269,000.00)** and other good and valuable consideration to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is hereby acknowledged,

**Christy Michelle Craton, as Personal Representative of the Estate of Georgia Lee Stanley aka Georgia Robbins Stanley, Shelby County Probate Case No. PR-2023-000529**

(herein referred to as Grantor) does by these presents, grant, bargain, sell and convey unto

**Ruth M. Betts & Ira Moore Betts**

(herein referred to as Grantees), the following described real estate, situated in Shelby County, Alabama, to-wit:

**Lot 2-40 according to the Plat of Chelsea Park 2nd Sector as recorded in Map Book 34, Page 22 in the Probate Office of Shelby County, Alabama.**

**Together with the nonexclusive easement to use the Common Areas as more particularly described in Declaration of Easements and Master Protective Covenants of Chelsea Park, a Residential Subdivision, executed by the Grantor and filed for record as Instrument No. 20041014000566950 in the Probate Office of Shelby County, Alabama and Declaration of Covenants, Conditions, and Restrictions for Chelsea Park 2nd Sector executed by Grantor and Chelsea Park Residential Association, Inc., and recorded as Instrument No. 20041014000566960 (which, together with all amendments thereto, are hereinafter collectively referred to as the “Declaration”).**

**SUBJECT TO ALL MATTERS OF RECORD**

**\$242,100.00 of the purchase price recited above was paid from the proceeds of a mortgage loan closed 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 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 Grantor does for itself, its successors and assigns, covenant with Grantees, their successors and assigns, that Grantor is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that is 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 its successors and assigns forever, against the lawful claims of all persons and entities.

IN WITNESS WHEREOF, the said Grantor, by its Authorized Representative, who is authorized to execute this conveyance, has hereto set its signature and seal this 7th day of February, 2024.

**Christy Michelle Craton, as Personal Representative  
of the Estate of Georgia Lee Stanley aka Georgia  
Robbins Stanley, Shelby County Probate Case No.  
PR-2023-000529**

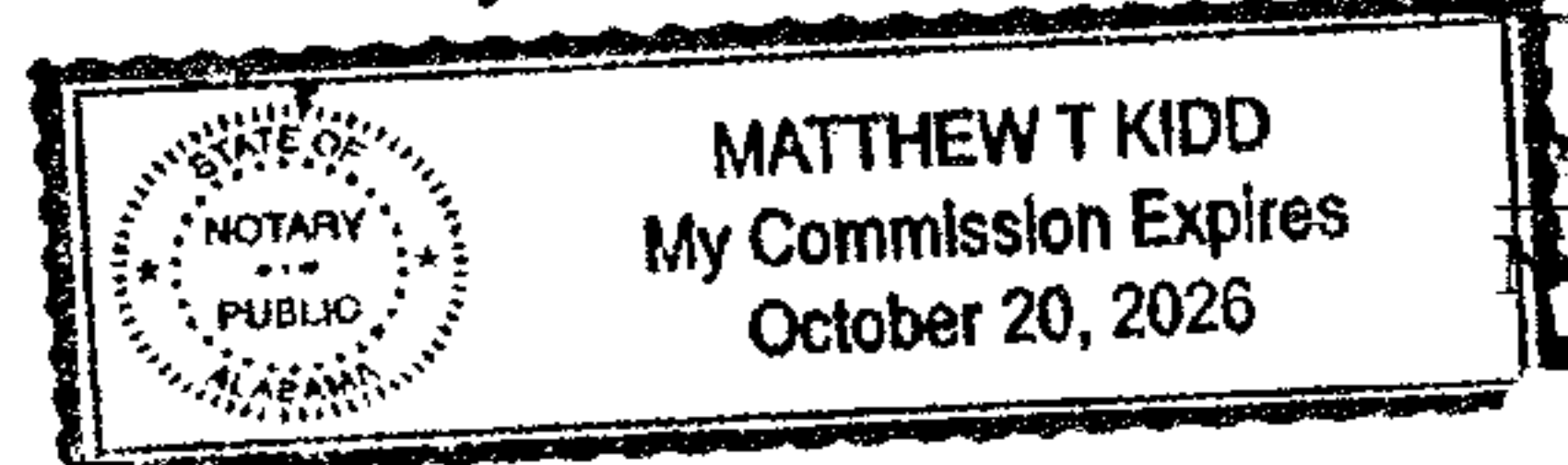
By: Christy Michelle Craton  
Christy Michelle Craton

STATE OF ALABAMA

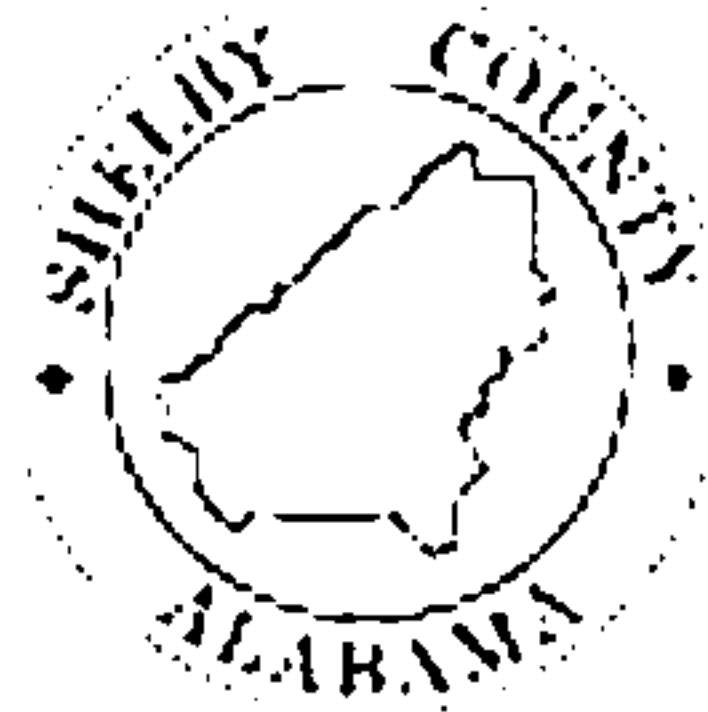
COUNTY OF Shelby )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Christy Michelle Craton** whose name as **Personal Representative of the Estate of Georgia Lee Stanley aka Georgia Robbins Stanley, Shelby County Probate Case No. PR-2023-000529** is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she, as such personal representative and with full authority, executed the same voluntarily for and as the act of said estate.

Given under my hand and official seal this 7th day of February, 2024



My Commission Expires: \_\_\_\_\_



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**02/09/2024 10:56:38 AM**  
**\$55.00 PAYGE**  
**20240209000033110**

*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 <u>Christy Craton of Christy Michelle Craton,</u>	Grantee's Name <u>Ruth M. Betts and Ira Moore Betts</u>
as Personal Representative of the Estate of <u>Georgia Lee</u>	Mailing Address <u>3064 Madison Lane</u>
<u>Stanley aka Georgia Robbins Stanley, Shelby County</u>	<u>Chelsea, AL 35043</u>
Probate Case No. <u>PR-2023-000529</u>	
Mailing Address <u>1445 Buddy Vines Camp Road</u>	Date of Sale <u>February 7, 2024</u>
<u>Bessemer, AL. 35023</u>	Total Purchase Price <u>\$269,000.00</u>
	Or
Property Address <u>3064 Madison Lane</u>	Actual Value \$ _____
<u>Chelsea, AL 35043</u>	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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other: _____
<input checked="" type="checkbox"/> 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: February 7, 2024

☐ Unattested  
☐ (verified by) \_\_\_\_\_

Print: Shannon Anderson  
 Sign: Shannon Anderson  
 (Grantor/Grantee/ Owner/Agent) circle one

**Form RT-1**