
This Instrument was prepared by:

Todd M. Higey
Higey Law LLC
300 Richard Arrington Jr. Blvd. N.
Ste. 308, Title Building
Birmingham, Alabama 35203
205-593-4881

Send Tax Notice To:

Robert Francis McKenney
46 Cheshire Road
Sterrett, Alabama 35147

WARRANTY DEED WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
) ss.
SHELBY COUNTY)

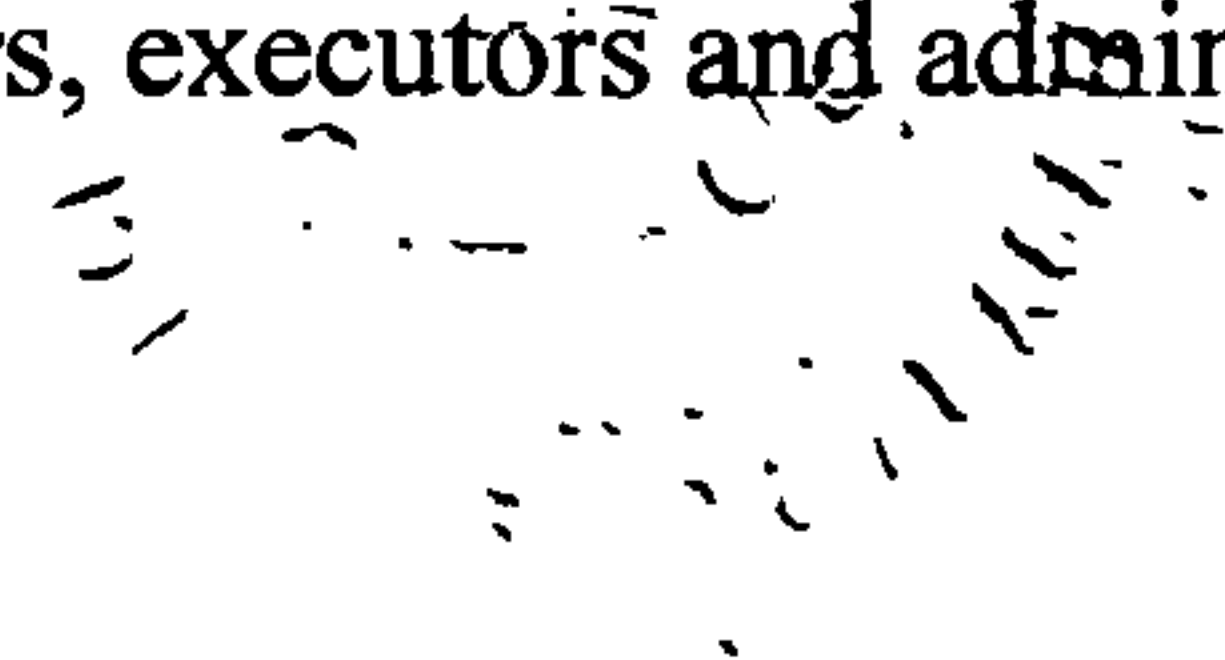
KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten Dollars to the undersigned Grantors, ROBERT FRANCIS MCKENNEY, and wife, CAROL JEAN MCKENNEY (hereinafter referred to as "Grantors"), in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, the said Grantors do, by these presents, grant, bargain, sell and convey unto ROBERT FRANCIS MCKENNEY and CAROL JEAN MCKENNEY, (hereinafter referred to as "Grantees"), the following described real estate, situated in Shelby County, Alabama, to-wit:

FROM THE SOUTHWEST CORNER OF SECTION 23, TOWNSHIP 19 SOUTH, RANGE 1 EAST, RUN EAST ALONG THE SOUTH BOUNDARY OF SAID SECTION A DISTANCE OF 2,042.00 FEET; THENCE LEFT 88 DEGREES 12 MINUTES A DISTANCE 325.12 FEET TO THE POINT-OF-BEGINNING; THENCE CONTINUE A DISTANCE OF 287.99 FEET; THENCE LEFT 150 DEGREES 26 MINUTES 57 SECONDS A DISTANCE OF 131.00 FEET; THENCE LEFT 6 DEGREES, 13 MINUTES 08 SECONDS A DISTANCE OF 140.71 FEET; THENCE LEFT 68 DEGREES 16 MINUTES A DISTANCE OF 84.48 FEET; THENCE LEFT 59 DEGREES 00 MINUTES 08 SECONDS A DISTANCE OF 62.56 FEET TO THE POINT-OF-BEGINNING.

Property address: 46 CHESHIRE RD., STERRETT, AL 35147.

TO HAVE AND TO HOLD 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 forever, together with every contingent remainder and right of reversion.

And we do for ourselves and for our heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted below; that we have a good right to sell and convey the same as aforesaid; that we will, and 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.

Subject to:

1. Taxes for the current tax year and any subsequent years.
2. Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any.
3. Mineral and mining rights, if any.

The sole purpose of this conveyance is to add spouse to the title and vest property with right of survivorship.

This instrument has been prepared in accordance with information supplied by the parties hereto. No title examination and/or title opinion was requested by either the Grantors or the Grantees, and none was conducted and/or rendered.

IN WITNESS WHEREOF, said Grantors have hereunto set their hand and seal this the 20th day of February, 2024.

Robert Francis McKenney
ROBERT FRANCIS MCKENNEY

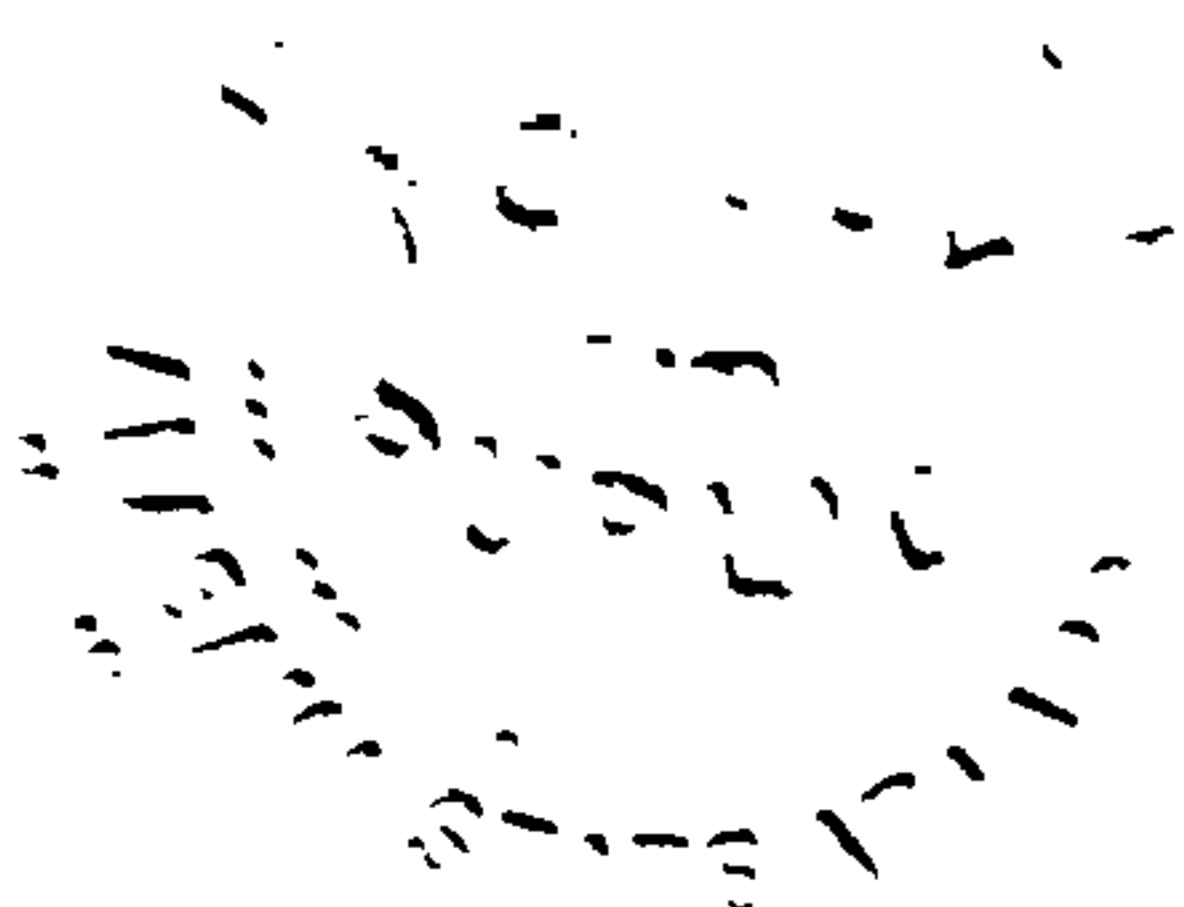
Carol Jean McKenney
CAROL JEAN MCKENNEY

STATE OF ALABAMA)
) SS.
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that ROBERT FRANCIS MCKENNEY and wife, CAROL JEAN MCKENNEY, whose names are signed to the foregoing instrument, and who are personally known to me or proved to me on the basis of satisfactory evidence to be the individuals whose names are subscribed to the within instrument, acknowledged before me on this day that, being informed of the contents of said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of FEBRUARY, 2024.

Timothy
Notary Public
My commission expires: 4/13/2027



Real Estate Sales Validation Form**This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1**

Grantor's Name Robert Francis McKenney
Mailing Address 46 Cheshire Road
Sterrett, Alabama 35147

Grantee's Name Robert Francis McKenney and wife
Mailing Address Carol Jean McKenney
46 Cheshire Road
Sterrett, AL 35147

Property Address 46 Cheshire Road
Sterrett, AL 35147

Date of Sale 02/20/2023 - adding spouse to deed

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 198,600

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 02/20/2024 02:30:39 PM
 \$227.00 JOANN
 20240220000044190



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
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☒ Other Tax Assessor's appraisal

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 02/20/2024

Print Todd M. Higey, attorney/agent

Unattested

(verified by)

Sign

Todd M. Higey

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1