

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTOR.

This Instrument was prepared by:
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P O Box 822
Columbiana, AL 35051

Send Tax Notice to:

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration **SIXTY THREE THOUSAND AND NO/00 DOLLARS (\$63,000.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, *Frances Alexander a single woman and Sherri A. Ableman, a married woman (herein referred to as Grantor)* grant, bargain, sell and convey unto *Sherri A. Ableman and Frances Alexander, as joint tenants with right of survivorship (herein referred to as Grantees)*, the following described real estate, situated in: **SHELBY County, Alabama**, to-wit:

Lot 3, according to the survey of Frances Alexander Family Subdivision, as recorded in Map Book 58, Page 26, Probate Office Shelby County, Alabama.


- SUBJECT TO:**
- 5. Ad valorem taxes due and payable October 1, 2024.
 - 6. Easements, restrictions, rights of way, and permits of record.

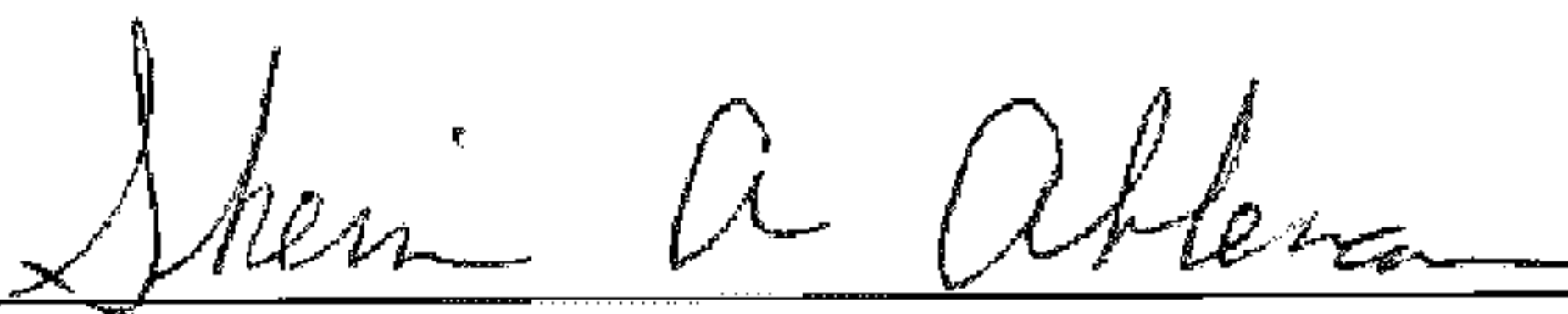
Grantors herein are the surviving Grantees in Instrument No. 2000-24670, the other Grantee, Farris W. Alexander, is deceased, having died on May 11, 2006.
No part of the homestead of Sherri A. Ableman or her spouse.

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, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 29th day of February, 2024.

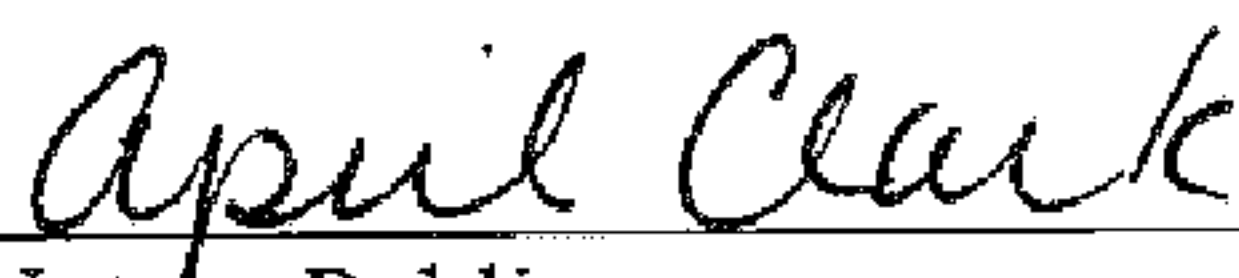

Frances Alexander

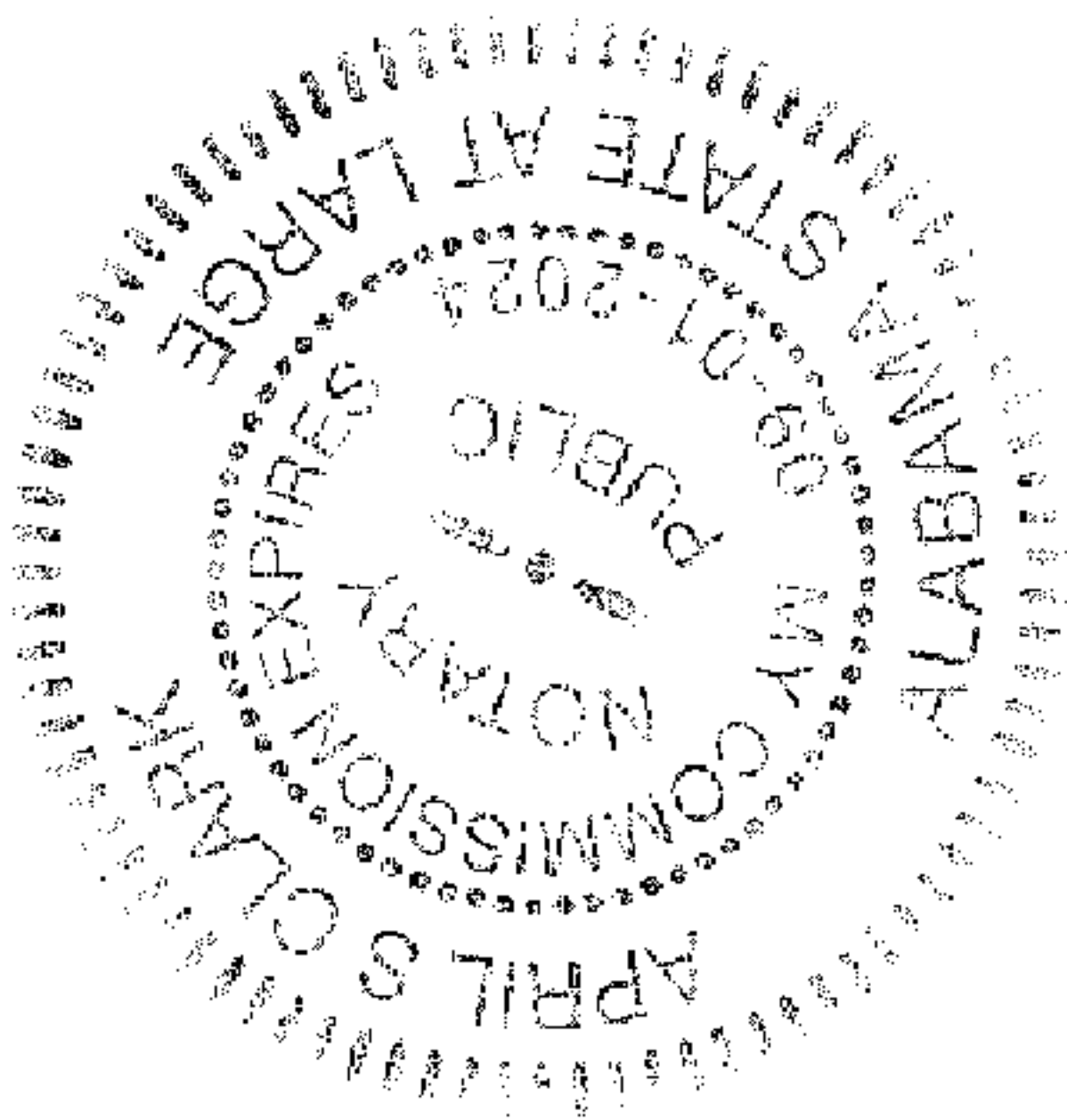

Sherri A. Ableman

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that *Frances Alexander and Sherri A. Ableman*, whose names are 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of February, 2024.


Notary Public
My Commission Expires: 9/1/2024



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>Frances Alexander</u> | Grantee's Name | <u>Frances Alexander</u> |
| Mailing Address | <u>1465 Crenshaw Rd</u> <u>Columbiana AL</u> <u>35051</u> | Mailing Address | <u>1465 Crenshaw Rd</u> <u>Columbiana AL</u> <u>35051</u> |
| Property Address | <u>Crenshaw Rd</u> <u>Columbiana AL</u> <u>35051</u> | Date of Sale | <u>2-29-24</u> |
| | | Total Purchase Price | \$ _____ |
| | | or | |
| | | Actual Value | \$ _____ |
| | | or | |
| | | Assessor's Market Value | \$ <u>63,000.00</u> |

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 checked="" type="checkbox"/> Other <u>tax value</u> |
| <input 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 2-29-24Print Frances Alexander

Unattested

(verified by)

Sign Frances Alexander
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/07/2024 09:50:11 AM
\$88.00 JOANN
20240307000062390

Alvin S. Boyd