

SEND TAX NOTICE TO:
Beth Reamer
1425 Trumpet Lilly Place
Nolensville, TN 37135

This instrument was prepared by:
Edward Reisinger
Kudulis, Reisinger & Price, LLC
P. O. Box 653
Birmingham, AL 35201

WARRANTY DEED

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Sixty Five Thousand dollars & no cents (\$165,000.00)

To the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, **Gwen Sanderson, surviving grantee, an undivided 1/2 interest, and IRA Innovations LLC as Custodian FBO James Higginbotham, IRA 1/2 undivided interest FKA Entrust Administration of the Southeast FBO James Higginbotham, IRA 1/2 undivided interest** (herein referred to as Grantor, whether one or more), do hereby grant, bargain, sell and convey unto **Beth Reamer** (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

LOT 3, ACCORDING TO THE MAP AND SURVEY OF CANTERBURY COVE, AS RECORDED IN MAP BOOK 39, PAGE 132, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

Entrust Administration of the Southeast, the grantee recited in Instrument #20100412000109880 is one and the same as IRA Innovations, Inc.

Stephen Sanderson, aka Steve C. Sanderson, grantee in that certain deed filed in Instrument #20100412000109880 died on 1/26/2019

Stephen Sanderson, the grantee recited in Instrument #20100412000109880 is one and the same as Steve C. Sanderson

This property does not constitute the homestead of the Grantor(s).

Subject to:

Taxes for the year 2024 and subsequent years

Easements, Restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any

Mineral and mining rights, if any.

Covenants, conditions and restrictions (deleting therefrom, any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Instrument #20080404000136950, and amended in Instrument #20211229000610720, in the Probate Office of Shelby County, Alabama.

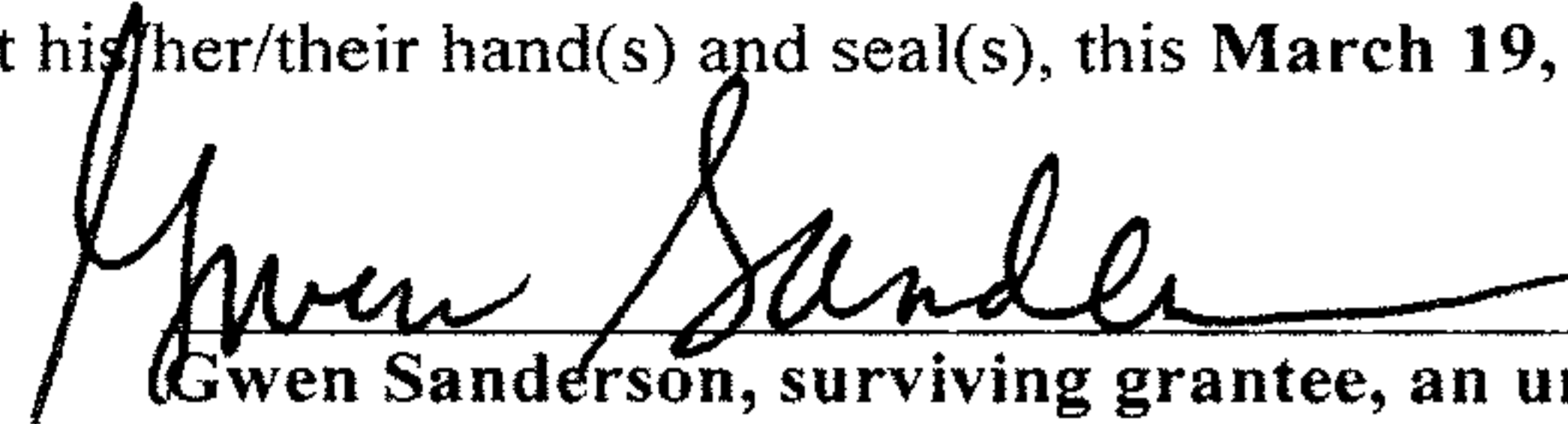
Articles of Incorporation of Canterbury Cove and recorded in Instrument #20171215000447350 and Amended in Instrument #20211229000610720, together with all rules and regulations promulgated pursuant thereto or which may be imposed from time to time by said Association.

Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Plat/Map Book 39, Page 132.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said **GRANTEES**, their heirs and assigns, that 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**, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantors have hereunto set his/her/their hand(s) and seal(s), this **March 19, 2024**.

 (Seal)
Gwen Sanderson, surviving grantee, an undivided 1/2 interest,

STATE OF ALABAMA

General Acknowledgement

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Gwen Sanderson, surviving grantee, an undivided 1/2 interest**, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they have/has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19th day of March, 2024


WILLIAM PATRICK COCKRELL
NOTARY PUBLIC
ALABAMA STATE AT LARGE
COMM. EXP. 01/07/25

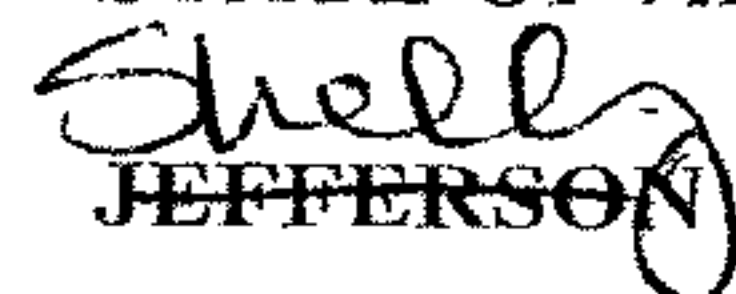

Notary Public.

(Seal)

My Commission Expires: _____

IN WITNESS WHEREOF, Grantors have hereunto set his/her/their hand(s) and seal(s), this March 18, 2024 .

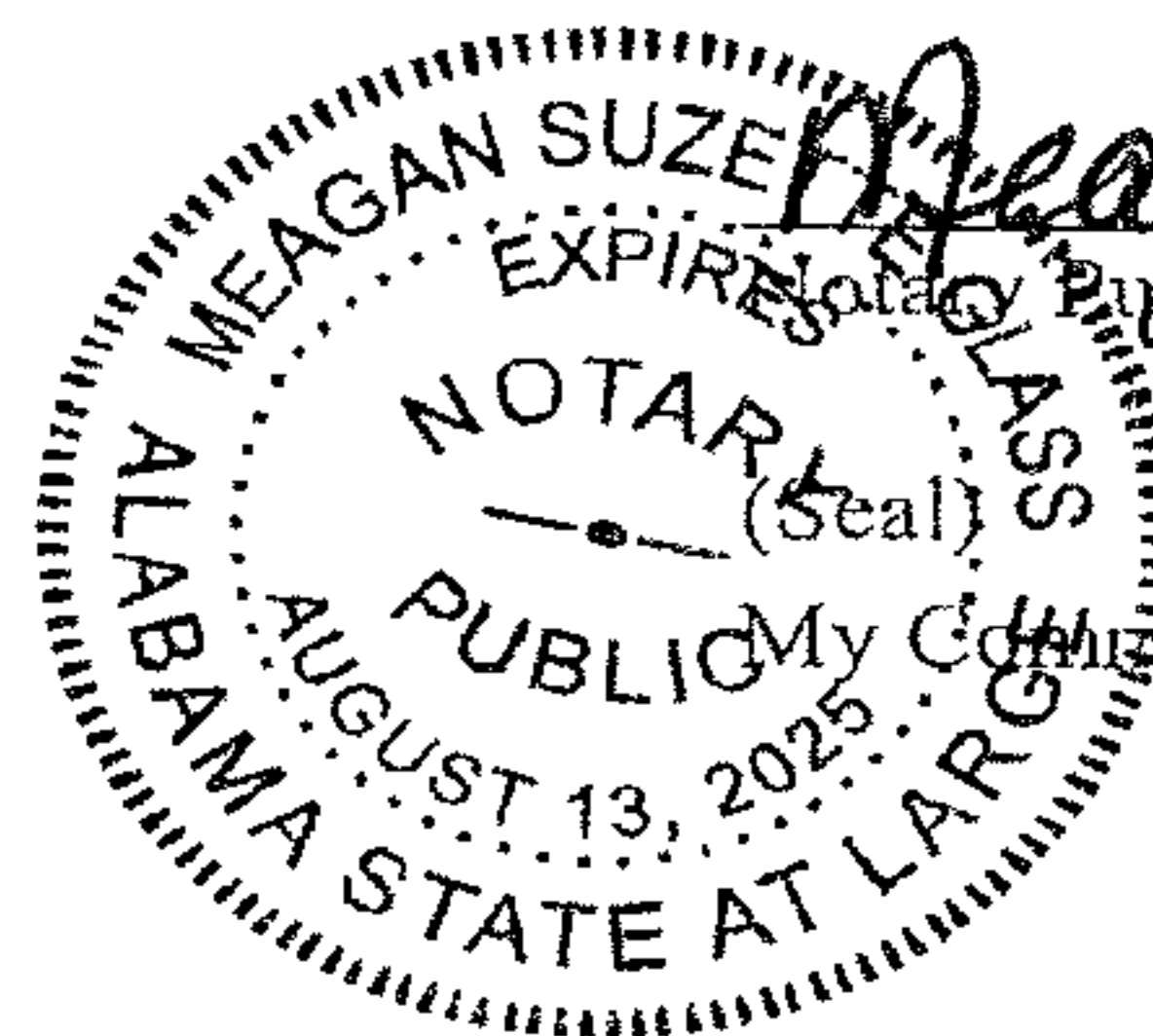
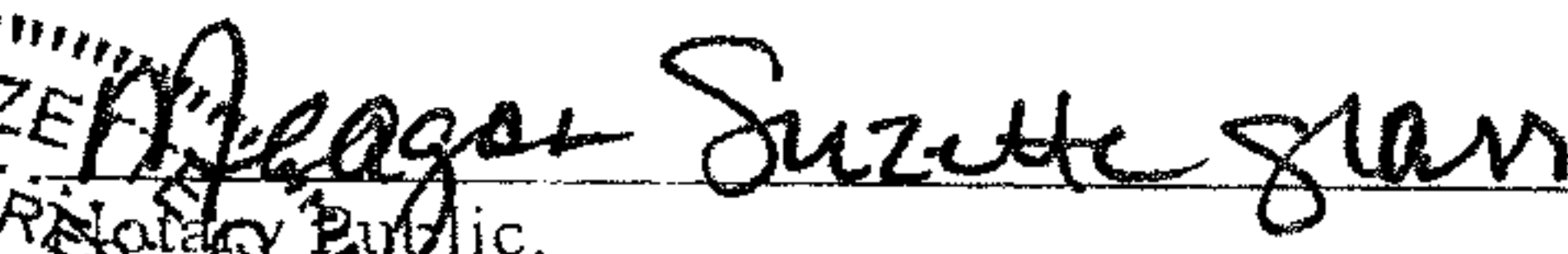
 (Seal)
IRA Innovations LLC as Custodian FBO James
Higginbotham ,IRA 1/2 undivided interest FKA Entrust
Administration of the Southeast FBO James
Higginbotham, IRA 1/2 undivided interest

STATE OF ALABAMA
 JEFFERSON COUNTY

General Acknowledgement

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that James Higginbotham whose name as Custodian for IRA Innovations LLC, is signed to the foregoing conveyance and who is known to me, acknowledged before me this date that, being informed of the conveyance, he, in his capacity as such Custodian, and with full authority, executed the same voluntarily on the date the same bears date.

Given under my hand and official seal this 15th day of March, 2024

 
NOTARY PUBLIC
My Commission Expires: 8/13/2025



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 03/21/2024 01:59:02 PM
 \$198.00 PAYGE
 20240321000077730

Allen S. Boyd

Real Estate Sales Validation Form

This Document must be filled in accordance with Code of Alabama 1975, Section 40- 22-1 (h)

Grantor's Name Gwen Sanderson, surviving grantee, an Grantee's Name Beth Reamer
 undivided 1/2 interest, and Entrust Administration of the
 Southeast FBO James Higginbotham IRA, an undivided
 1/2 interest

Mailing Address 6733 Double Oak Ct,
 Birmingham, Alabama 35242

Mailing Address 6733 Double Oak Ct
 Birmingham, Alabama 35242

Property Address 6733 Double Oak Ct,
 Birmingham, Alabama 35242

Date of Sale 03/18/2024

Total Purchase Price \$165,000.00

or

Actual Value _____

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)

_____ Bill of Sale

X _____ Sales Contract

_____ Closing Statement

_____ Appraisal

_____ Other _____

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 of 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 3/18/2024

Print Beth Reamer

X Unattested

[Signature]

 (verified by)

Sign

[Signature]

 (Grantor/Grantee/Owner/Agent) circle one