Prepared by:
JUL ANN McLEOD, Esq.
McLeod & Associates, LLC
1980 Braddock Drive
Hoover, AL 35226

Send Tax Notice to: Larry R. Ware & Lynn Ware P.O. Box 895 Alabaster, AL 35007

STATE OF ALABAMA	
•) JOINT WITH RIGHT OF SURVIVORSHIP
COUNTY OF SHELBY) WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of EIGHT HUNDRED SIXTY-FIVE THOUSAND AND NO/100 DOLLARS (\$865,000.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantor, RODOLFO CHRISTOPHER ALLARDE, an unmarried man (hereinafter referred to as Grantor), the receipt whereof is hereby acknowledged, the Grantor does hereby give, grant, bargain, sell and convey unto the Grantees, LARRY R. WARE and LYNN WARE (hereinafter referred to as Grantees), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, their heirs and assigns, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lots 2 and 3, Block 2, according to the Survey of Indian Springs Ranch, as recorded in Map Book 4, Page 29, in the Probate Office of Shelby County, Alabama.

Subject to rights-of-way, covenants, restrictions, easements, agreements, setback lines, reservations, mineral/mining rights, and declarations of record, if any.

\$865,000.00 of the above-recited consideration is being paid in cash.

Joint grantee, Jean Allarde, having died on, to-wit: June 16, 2023.

Tax Parcel ID: 10-9-29-0-002-018.00

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular rights, privileges, tenements, appurtenances, and improvements 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, their heirs and assigns forever.

And said Grantor, for said Grantor, his heirs, successors, executors and administrators, covenants with Grantees, and with their heirs and assigns, that Grantors are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, which are not yet due and payable; and that Grantor will, and his heirs, executors and administrators shall, warrant and defend the same to said Grantees, and their heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor has hereunto set his hand and seal this the 2nd day of April, 2024.

RODOLFÖ CHRISTOPHER ALLARDE

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that RODOLFO CHRISTOPHER ALLARDE, whose name 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 instrument, he executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 2nd day of April, 2024.

NOTARY PUBLIC

My commission expires:

MALCOLM STEWART MCLEOD NOTARY PUBLIC ALABAMA STATE AT LARGE COMM. EXP. 08/15/26

Real Estate Sales Validation Form

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

	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	
Grantor's Name	RODOLFO CHRISTOPHER ALLARDE	LARRY R. WARE and LYNN Grantee's NameWARE
Mailing Address	2115 CAHABA VALLEY ROAD INDIAN SPRINGS, AL 35124	Mailing Address2115 CAHABA VALLEY ROAD INDIAN SPRINGS, AL 35124
Property Address	2115 CAHABA VALLEY ROAD INDIAN SPRINGS, AL 35124	Date of Sale April 2, 2024
		Total Purchase Price\$865,000.00
		or
		Actual Value \$
		or Assessor's Market Value \$
-	e or actual value claimed on this form of of documentary evidence is not require	can be verified in the following documentary evidence: (checked)
Bill of Sale		Appraisal
Sales Contra		Other
X Closing State	ment	
If the conveyance of this form is not a		ntains all of the required information referenced above, the filing
	Ins	structions
Grantor's name ar current mailing add	-	of the person or persons conveying interest to property and their
Grantee's name at conveyed.	nd mailing address - provide the name	of the person or persons to whom interest to property is being
· -	the physical address of the property be perty was conveyed.	eing conveyed, if available. Date of Sale - the date on which
Total purchase pri the instrument offe		ase of the property, both real and personal, being conveyed by
	for record. This may be evidenced by	lue of the property, both real and personal, being conveyed by the an appraisal conducted by a licensed appraiser or the assessor's
valuation, of the pr	roperty as determined by the local offici	the current estimate of fair market value, excluding current use all charged with the responsibility of valuing property for property sed pursuant to Code of Alabama 1975 § 40-22-1(h).
further understand	t of my knowledge and belief that the in I that any false statements claimed on t 1975 § 40-22-1 (h).	formation contained in this document is true and accurate. I this form may result in the imposition of the penalty indicated in
Date April 2, 20	24	Print Malcolm S. McLeod
Unattested		Sign Sign
	(verified by)	(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/04/2024 09:01:01 AM
\$893.00 JOANN
20240404000092540

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Form RT-1 Alabama 08/2012 LSS