

SEND TAX NOTICE TO:

(Name) Robert A. and Bonnie S. Barnett
(Address) 101 Griffin Drive
Helena, AL 35080



20240503000129980 1/2 \$125.50
Shelby Cnty Judge of Probate, AL
05/03/2024 12:10:26 PM FILED/CERT

This instrument was prepared by:

Jeffrey W. Salyer, Attorney at Law
230 Bearden Road
Pelham, AL 35124

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS

SHELBY COUNTY

That in consideration of FIVE HUNDRED DOLLARS and no cents (\$500.00) and other valuable consideration, to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, I, ROBERT ALLAN BARNETT, a married man, (herein referred to as grantor) do grant, bargain, sell and convey unto Robert Allan Barnett, a married man, and Bonnie S. Barnett, a married woman (herein referred to as the GRANTEEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

Lot 15, according to the survey of Sunnybrook, First Sector, Helena, Alabama as recorded in Map Book 7, Page 1, in the Office of Judge of Probate, Shelby County, Alabama.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

Less and Except Minerals and Mining Rights.

This Deed prepared without the benefit of a title search

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 GRANTEEES, 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 foreshadowed; that I (we) will and my (our) heirs, executors, and administrators shall warrant and defend the same to the GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have set our hand(s) and seal(s) on this the 2nd day of March, 2012.

WITNESS:

Robert Allan Barnett (Seal)
Robert Allan Barnett

STATE OF ALABAMA

SHELBY COUNTY

R Scott Oyer

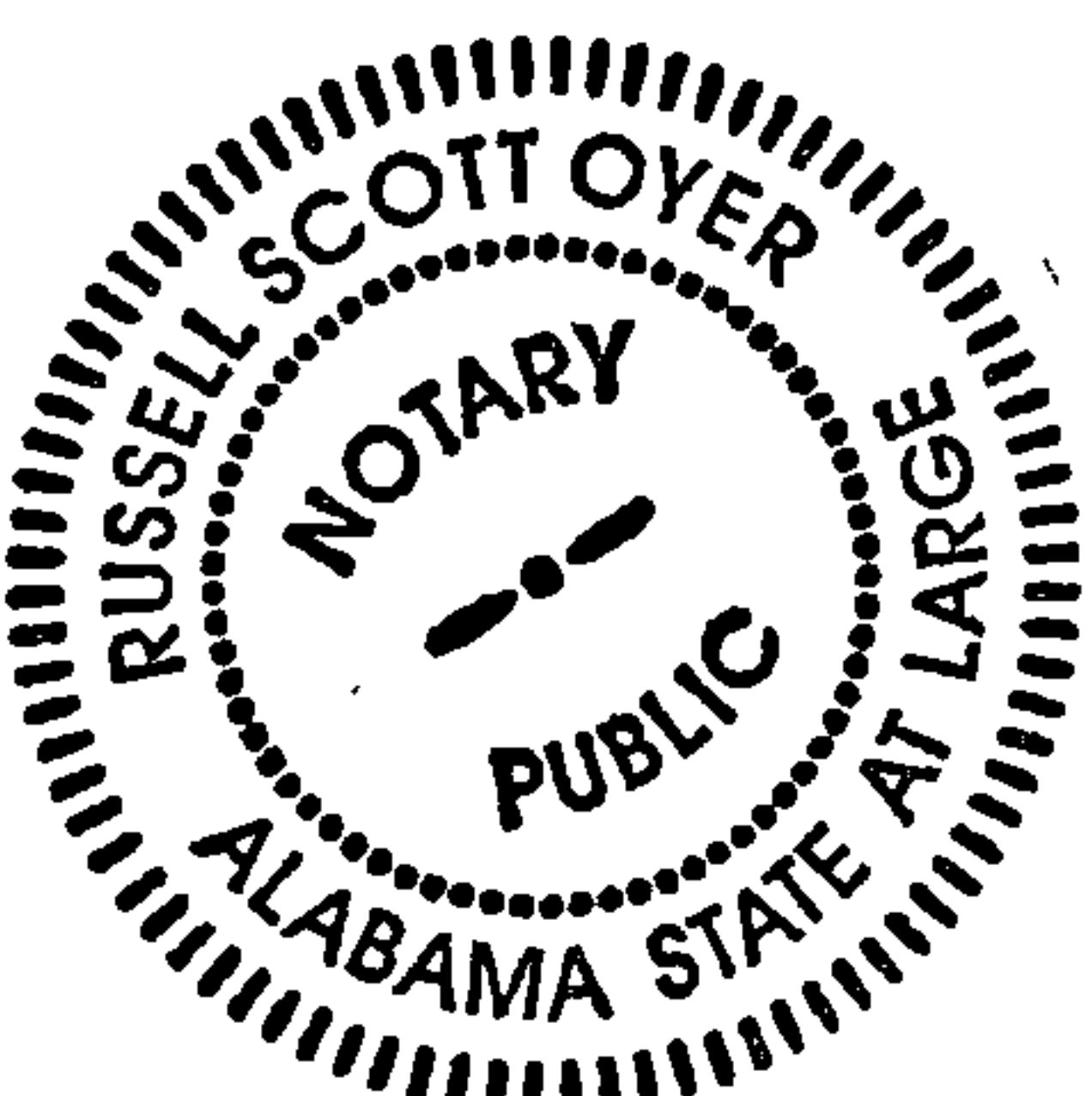
I, R Scott Oyer, a Notary Public in and for said County, in said State, hereby certify that Robert Allan Barnett, a married man, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 2nd day of March, 2012.

Notary Public

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: March 26, 2013
BONDED THRU NOTARY PUBLIC UNDERWRITERS

My Commission Expires: _____



Shelby County, AL 05/03/2024
State of Alabama
Deed Tax: \$100.50

Real Estate Sales Validation Form

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

Grantor's Name
Mailing Address

Robert A Barnett
101 Griffin Dr
Helena AL 35080

Grantee's Name Robert & Bonnie Barnett
Mailing Address 101 Griffin Dr
Helena AL 35080

Property Address

101 Griffin Dr
101 Griffin
Helena AL 35080

Date of Sale

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 200,800

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

1/2 Appraisal
Other \$100,400

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, i



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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 05/03/24

Print Bonnie S. Barnett

Sign Bonnie S. Barnett

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)