

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
County of Shelby
Presents:

Send Tax Notice To:
Kerri Wallis and Debra Estes
696 WYNLAKE COVE ALABASTER AL 35007

THAT IN CONSIDERATION OF FOUR HUNDRED FORTY FIVE THOUSAND AND 00/100
(\$445,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the
receipt whereof is acknowledged, we, Kellie Dawn Lambert and Lucinda Bass **A MARRIED COUPLE**
(herein referred to as grantors) do grant, bargain, sell and convey unto Kerri Wallis, and Debra Estes
(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real
estate situated in Shelby County, Alabama to-wit:

**Lot 106, according to the subdivision plat map of Wynlake Phase 4C, as recorded in Map Book 29,
Page 15, in the Probate Office of Shelby County, Alabama.**

Subject to Easements, Restrictions and rights of way of record.

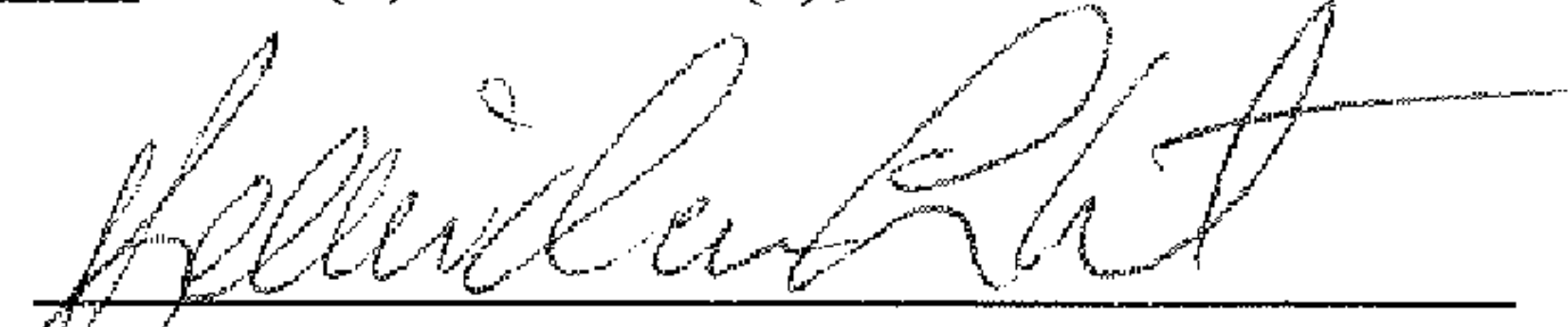
Subject to Mineral and Mining rights of record.

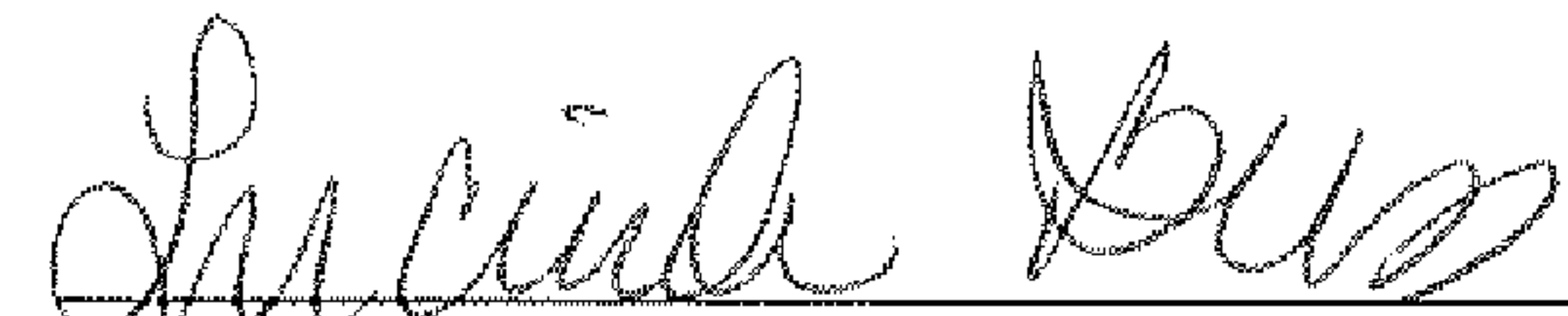
\$411,625.00 of the Purchase price was obtained by a Purchase Money Mortgage filed simultaneously
herewith

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, 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, I/WE have hereunto set MY/OUR hand(s) and seal(s), THIS THE 17TH DAY OF APRIL 2024


Kellie Dawn Lambert


Lucinda Bass

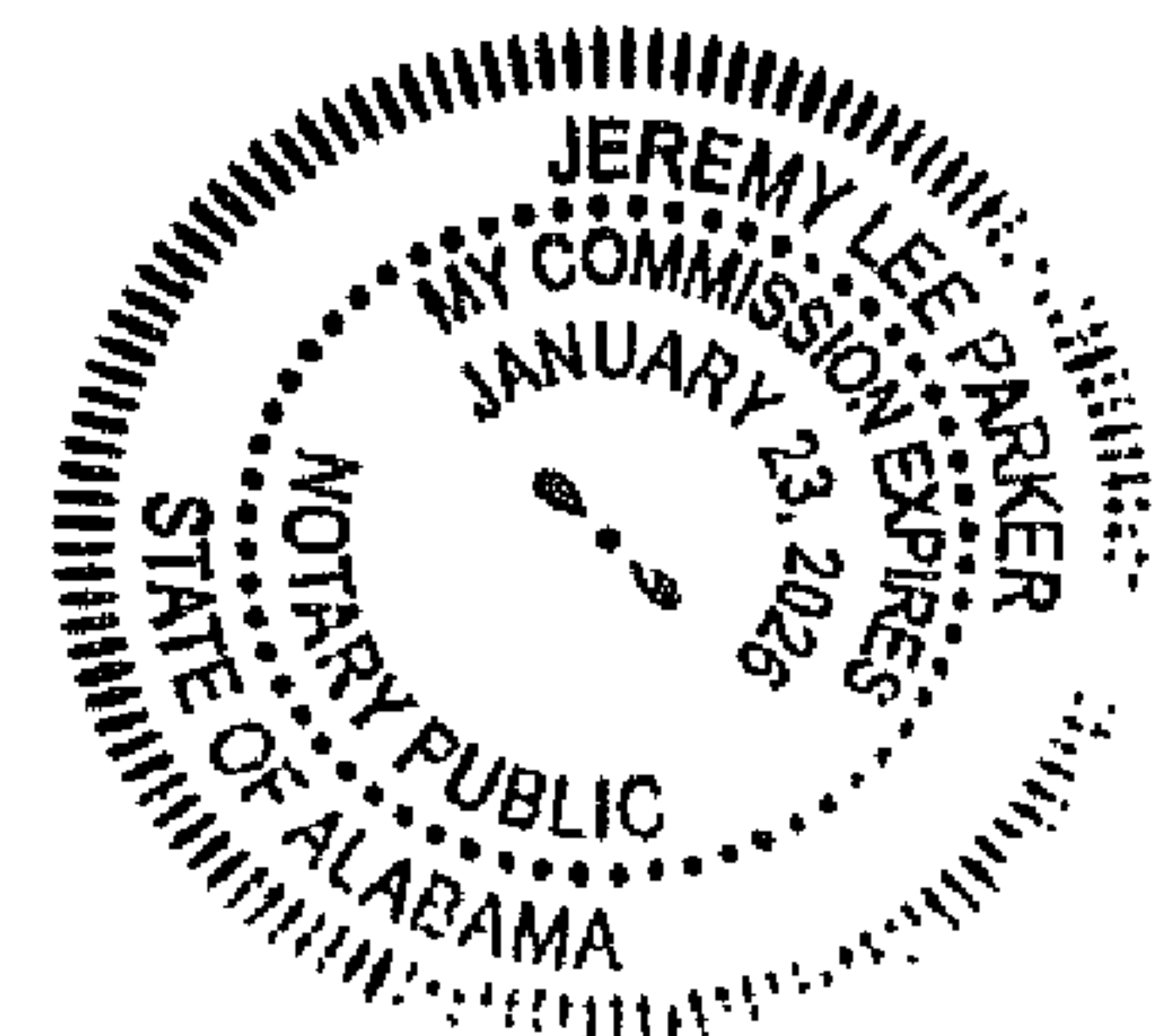
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned a Notary Public in and for said County, in said State, hereby certify that Kellie Dawn Lambert and Lucinda Bass 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 the 17th day of April, 2024

Prepared By: Jeremy L. Parker
Parker Law Firm, LLC
1320 Alford Ave Ste 102
Birmingham, AL 35226


Notary Public
My Commission Expires:



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

Grantor's Name	Kellie Dawn Lambert and Lucinda Bass Lucinda Bass	Grantee's Name	Kerri Wallis and Debra Estes
Mailing Address	696 Wynlake Cove Alabaster, AL 35007		696 WYNLAKE COVE ALABASTER AL 35007
Property Address	696 Wynlake Cove Alabaster, AL 35007	Date of Sale	April 17, 2024
		Total Purchase Price	\$445,000.00
		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 ☐ Appraisal
☐ Sales Contract ☐ Other to
☒ 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: 04/17/2024

(verified by)

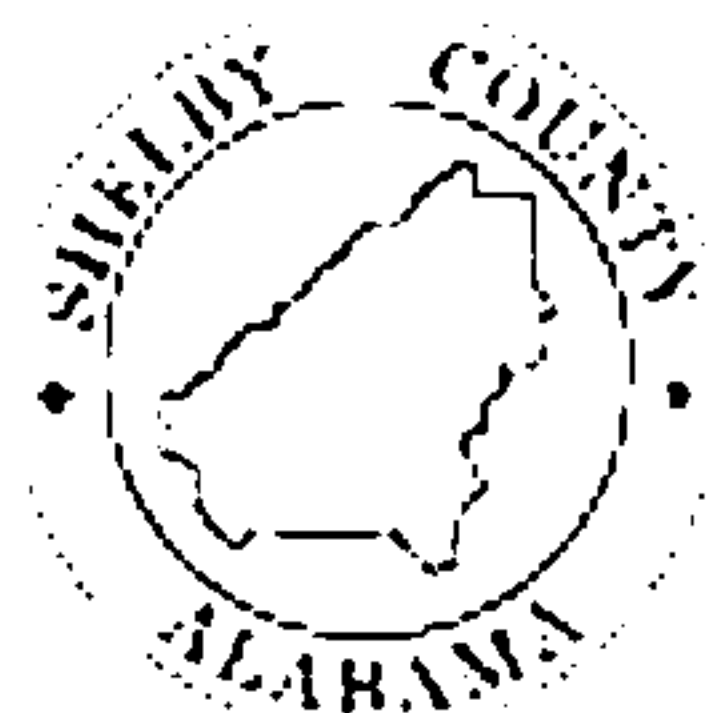
Print

Kellie Dawn Lambert

Sign:

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
05/07/2024 09:49:05 AM
\$61.50 BRITTANI
20240507000133150

Allen S. Beal