

Prepared by:
Michael David Brymer
1780 Gadsden Highway
Birmingham, AL 35235
File No.: 2024-7291

Send Tax Notice To:
Brandon W. Bornstein and Jennifer Bornstein
1589 Southpointe Drive
Hoover, AL35244

GENERAL WARRANTY DEED
Joint Tenancy With Right of Survivorship

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS, that in consideration of FOUR HUNDRED FIFTY NINE THOUSAND AND 00/100 DOLLARS (\$459,000.00) and other good and valuable consideration the receipt and sufficiency whereof is hereby acknowledged, David M. Earnest and Teresa A. Earnest, husband and wife, (herein referred to as GRANTOR) does by these presents grant, bargain, sell and convey unto Brandon W. Bornstein and Jennifer Bornstein, husband and wife (herein referred to as GRANTEE, whether one or more) as joint tenants with right of survivorship, the following described real estate situated Shelby County, Alabama to-wit:

Lot 9, according to the Survey of Southpointe, Third Sector, as recorded in Map Book 12, page 76 in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Ad valorem taxes for current and subsequent years, (2) easements, restrictions reservations, rights-of-way, limitations, covenants and conditions of record, if any, (3) mineral and mining rights not owned by the Grantor, if any.

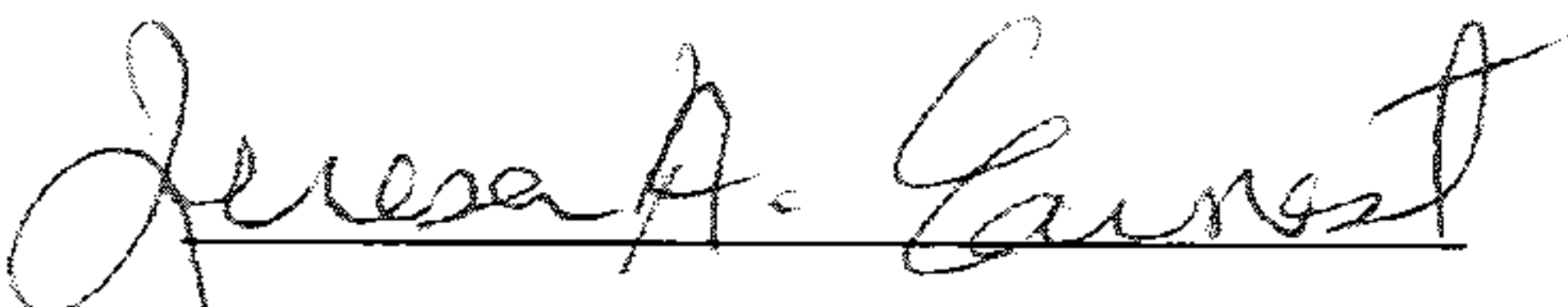
NOTE: \$450,686.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

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 that onc Grantee survives the other, the entire interest in fee simple shall be owned by the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees shall take as tenants in common.

And said GRANTOR does for itself, its heirs, executors and assigns, covenant with said GRANTEES, their heirs, executors, and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its heirs, executors, and assigns shall, forever warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have set my (our) hand(s) and seal(s), 10th day of May, 2024.


David M. Earnest

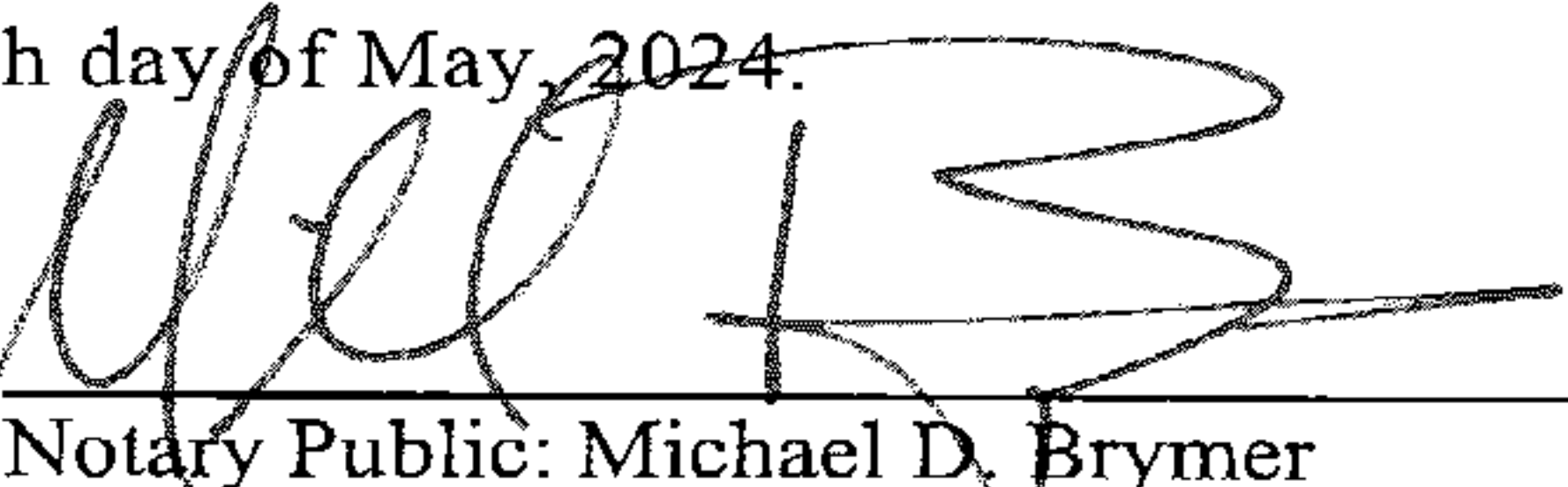

Teresa A. Earnest

State of Alabama
County of Jefferson

I, Michael D. Brymer, a Notary Public in and for said County in said State, hereby certify that David M. Earnest and Teresa A. Earnest 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 executed the same voluntarily for and as his/her/their act on the day the same bears date.

Given under my hand and official seal this the 10th day of May, 2024.




Notary Public: Michael D. Brymer
My Commission Expires: September 8, 2025

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

Grantor's Name	David M. Earnest and Teresa A. Earnest	Grantee's Name	Brandon W. Bornstein and Jennifer Bornstein
Mailing Address	6201 Old Tuscaloosa Hwy McCalla, AL 35111	Mailing Address	1589 Southpointe Dr Hoover, AL 35244
Property Address	1589 Southpointe Drive Hoover, AL 35244	Date of Sale	May 10, 2024
		Total Purchase Price	\$459,000.00
		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	Other:
☒ Sales Contract		
☐ 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.

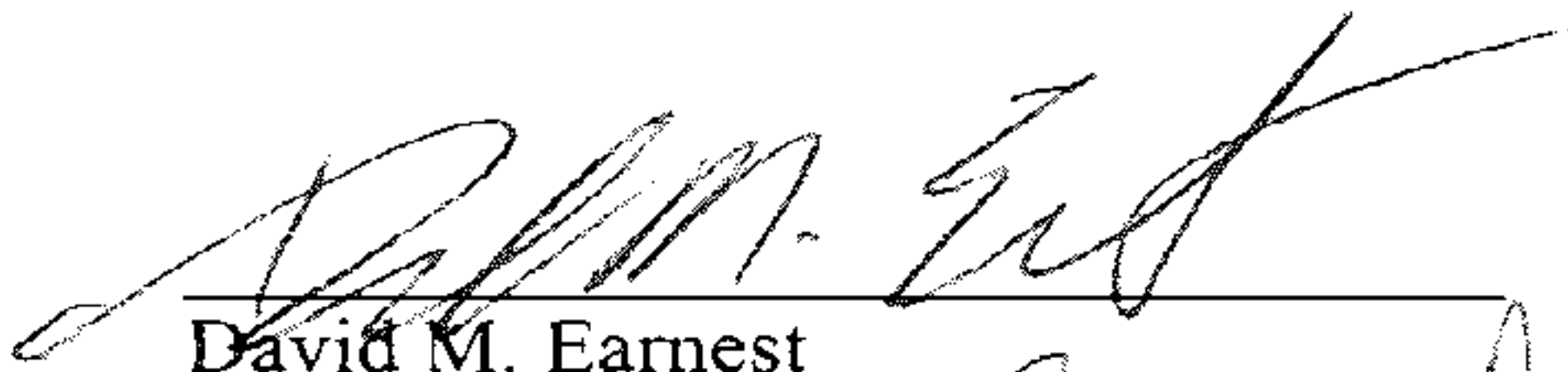
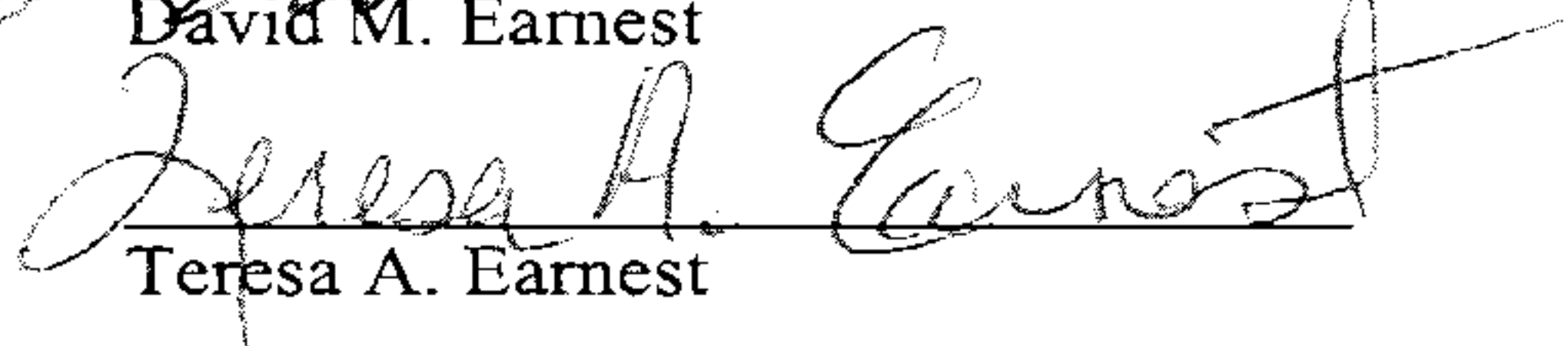
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

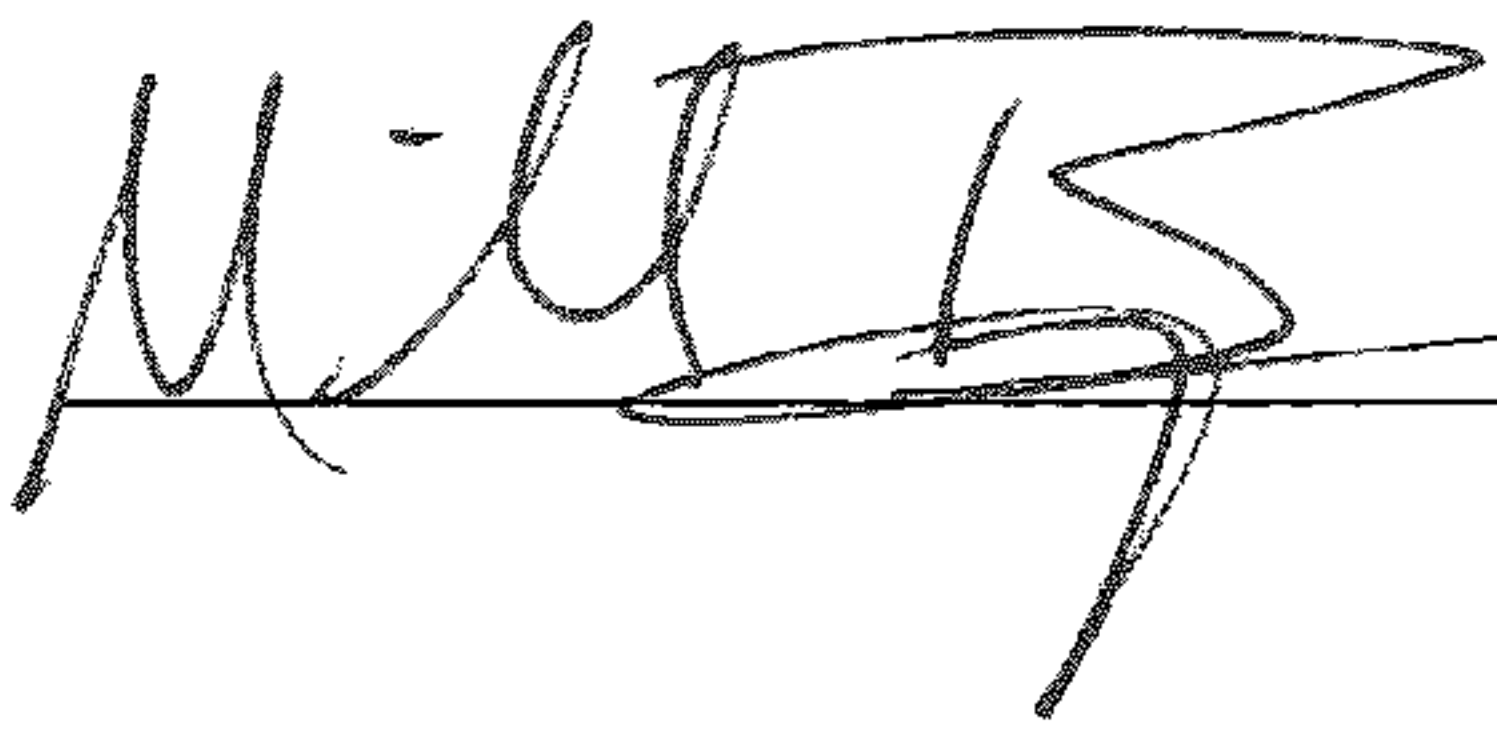
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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).

Name: David M. Earnest and Teresa A. Earnest

Date: 10th day of May, 2024


David M. Earnest

Teresa A. Earnest

 (Verified)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/14/2024 03:02:41 PM
\$33.50 PAYGE
20240514000142840

Form RT-1

