

SEND TAX NOTICE TO:
Eugene J. Schultz and Stacey N Schultz
2524 Scarlet Lane
Birmingham, Alabama 35242

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

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

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

To the undersigned GRANTOR(S) in hand paid by the GRANTEE(S) herein, the receipt whereof is acknowledged, 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(S)), do grant, bargain, sell and convey unto Eugene J. Schultz and Stacey N Schultz (herein referred to as GRANTEE(S)), as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

LOT 2, 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.~~ LLC.

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.

WARRANTY DEED, JOINT TENANTS
WITH RIGHT OF SURVIVORSHIP
CBT File #2401082

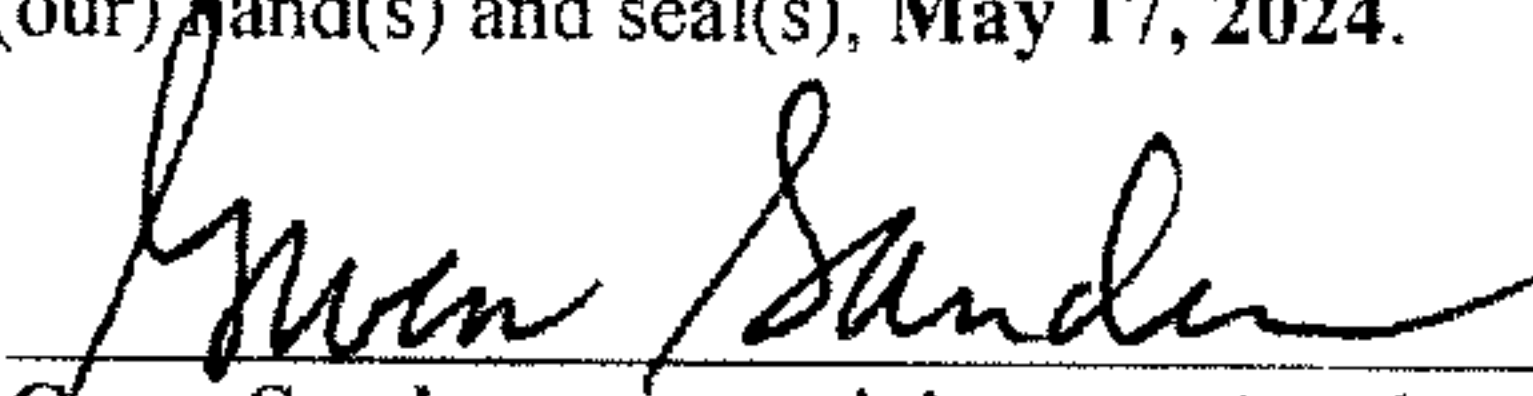
Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Plat/Map Book 39, Page 132.

Pending disbursements of the full proceeds of the loan secured by the mortgage insured hereby, this policy insures only to the extent of the amount actually disbursed, but increases as each disbursement is made up to the face amount of this policy.

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, GRANTOR(S) have hereunto set my (our) hand(s) and seal(s), May 17, 2024.

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

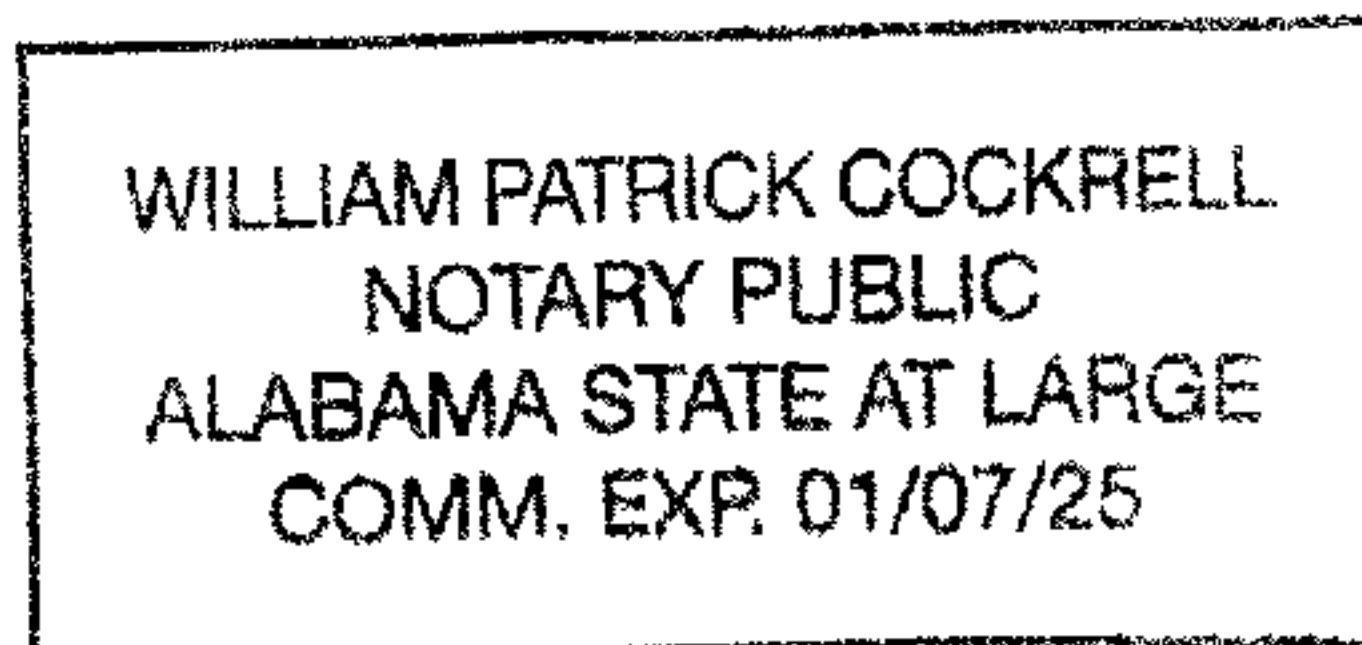
STATE OF ALABAMA

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 17th day of May, 2024



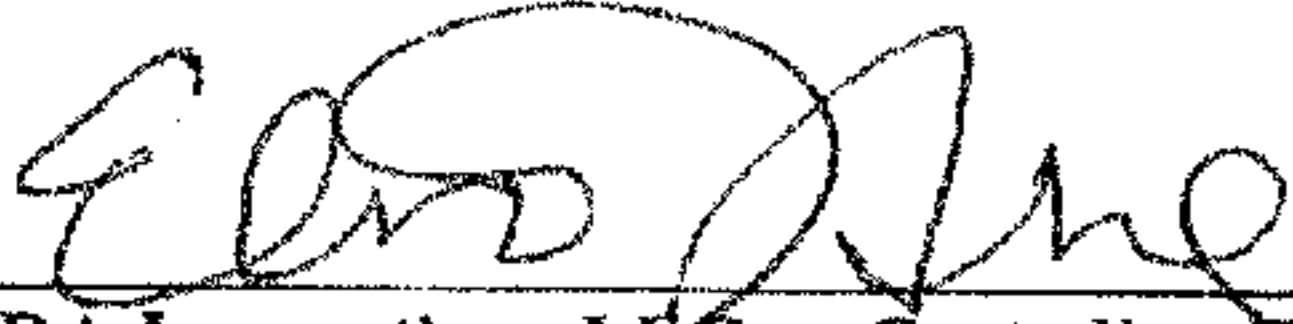

Notary Public.

(Seal)

My Commission Expires: _____

WARRANTY DEED, JOINT TENANTS
WITH RIGHT OF SURVIVORSHIP
CBT File #2401082

IN WITNESS WHEREOF, GRANTOR(S) have hereunto set my (our) hand(s) and seal(s), May 17, 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

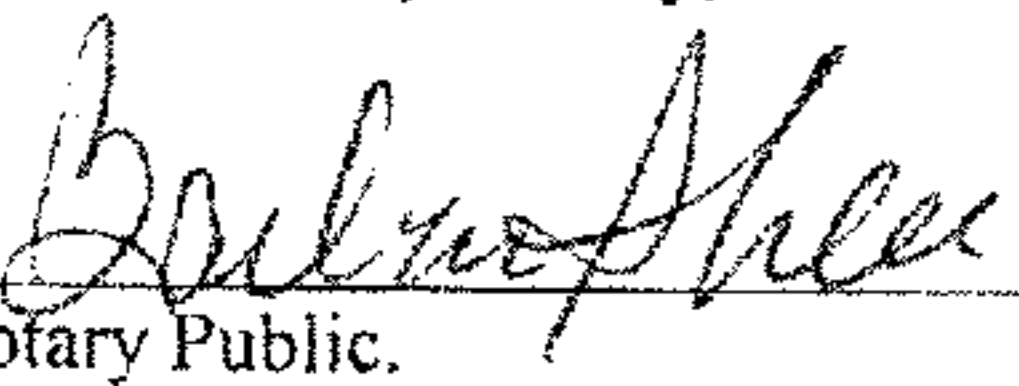
STATE OF ALABAMA

General Acknowledgement

JEFFERSON COUNTY

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 day, that, being informed of the conveyance he in his capacity as such Custodian, and with full authority executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17th day of May, 2024


Notary Public.

(Seal)

My Commission Expires: 07/31/27

Barbara Shell
Notary Public, Alabama State At Large
My Commission Expires 07/31/2027

WARRANTY DEED, JOINT TENANTS
WITH RIGHT OF SURVIVORSHIP
CBT File #2401082



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/17/2024 02:01:51 PM
\$196.00 PAYGE
20240517000147410

Allen S. Beryl

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 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
 Mailing Address 6715 Double Oak Court
 Birmingham, Alabama 35242

Grantee's Name Eugene J. Schultz and Stacey N Schultz
 Mailing Address 2524 Scarlet Lane
 Birmingham, Alabama 35242

Property Address 6715 Double Oak Court,
 Birmingham, Alabama 35242

Date of Sale 05/17/2024

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

☒ 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 5.17.2024

☐ Unattested

(verified by)

Print Eugene J. Schultz

Sign _____

(Grantor/Grantee/Owner/Agent) Circle one