



20240521000150290 1/3 \$244.00
 Shelby Cnty Judge of Probate, AL
 05/21/2024 11:15:48 AM FILED/CERT

SEND TAX NOTICE TO:

Andrea Hale
 Debra Hale Woods
 128 Fairview Lane
 Montevallo, AL 35115

THIS INSTRUMENT WAS PREPARED BY:

WALLACE | ELLIS
 ELLIS • HEAD • OWENS • JUSTICE • ARNOLD • GRAHAM
 P. O. BOX 587
 COLUMBIANA, ALABAMA 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
 SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100 Dollars (\$1.00) and other good and valuable consideration to the undersigned Grantor in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, I, **Andrea Hale**, an unmarried woman (herein referred to as Grantor), do grant, bargain, sell, and convey unto **Andrea Hale** and **Debra Hale Woods** (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 8, ACCORDING TO THE SURVEY OF FAIRVIEW, AS RECORDED IN MAP BOOK 22, PAGE 135, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

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.

Building lines, rights-of-way, easements, restrictions, reservations and conditions, if any, as recorded in Plat/Map Book 22, Page 135.

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 1997-23159, in the Probate Office of Shelby County, Alabama.

(Description supplied by parties. No verification of title or compliance with governmental requirements has been made by preparer of deed.)

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 do for myself and for my heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors, and administrators shall

Shelby County, AL 05/21/2024
 State of Alabama
 Deed Tax: \$216.00

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 have hereunto set my hand and seal this 21 day of MAY, 2024.

Andrea Hale (SEAL)
Andrea Hale

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Andrea Hale**, an unmarried woman, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21 day of MAY, 2024.

Frank C. Galt (SEAL)
Notary Public

My Commission Expires: 5-2-26

Real Estate Sales Validation Form

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

Grantor's Name Andrea Hale
Mailing Address 128 Fairview Lane
Montevallo, AL 35115

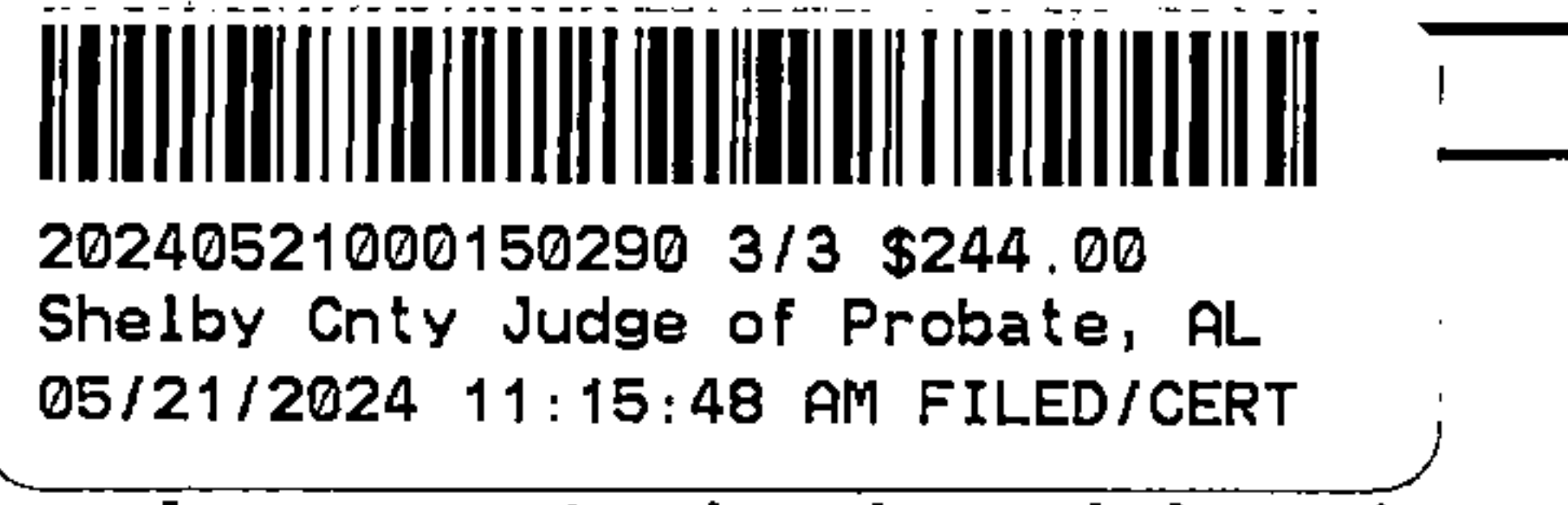
Grantee's Name Andrea Hale
Mailing Address Debra Hale Woods
128 Fairview Lane
Montevallo, AL 35115

Property Address 128 Fairview Lane
Montevallo, AL 35115

Date of Sale _____ ✓
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 215,890.00



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 Based on Total Market Value on file in the Office of the Shelby County Property Tax Commissioner

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 5-21-24 ✓

Print Andrea Hale

Unattested

✓ Sign Andrea Hale
(Grantor/Grantee/Owner/Agent) circle one

(verified by)