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Prepared by:
JUL ANN McLEOD, Esq.
McLeod & Associates, LLC
1980 Braddock Drive
Hoover, AL 35226

COUNTY OF SHELBY

Send Tax Notice to: Victor L. Thompson & Eva H. Thompson 5228 Overlook Circle Hoover, AL 35244

STATE OF ALABAMA
)
) JOINT WITH RIGHT OF SURVIVORSHIP

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of THREE HUNDRED EIGHTY-SEVEN THOUSAND AND NO/100 DOLLARS (\$387,000.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantors, ROBIN RICH nka ROBIN RICH SULLIVAN and SCOTT SULLIVAN wife and husband (hereinafter referred to as Grantors), the receipt whereof is hereby acknowledged, the Grantors do hereby give, grant, bargain, sell and convey unto the Grantees, VICTOR L. THOMPSON and EVA H. THOMPSON (hereinafter referred to as Grantees), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, their heirs and assigns, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 8, according to the Amended Map of The Cottages of Southlake, as recorded in Map Book 16, page 139, in the Probate Office of Shelby County, Alabama.

Subject to rights-of-way, covenants, restrictions, easements, agreements, setback lines, reservations, mineral/mining rights, and declarations of record, if any.

\$387,000.00 of the above-recited consideration is being paid in cash.

Robin Rich Sullivan is one and the same person as Robin Rich, grantee in that certain deed recorded in Instrument 20180928000348360.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular rights, privileges, tenements, appurtenances, and improvements unto the said Grantees, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor, their heirs and assigns forever.

And said Grantors, for said Grantors, their heirs, successors, executors and administrators, covenant with Grantees, and with their heirs and assigns, that Grantors are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, which are not yet due and payable; and that Grantors will, and their heirs, executors and administrators shall, warrant and defend the same to said Grantees, and their heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantors have hereunto set their hand and seal this the 28th day of June, 2024.

Calra Calla Seelle Calla Seelle Calla ROBIN RICH SULLIVAN

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that ROBIN RICH SULLIVAN and SCOTT SULLIVAN, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 28th day of June, 2024.

NOTARY PUBLIC

My commission expires

MALCOLM STEWART MCLEOD

NOTARY PUBLIC

ALABAMA STATE AT LARGE

COMM. EXP. 06/15/26

Real Estate Sales Validation Form

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

Grantor's Name	ROBIN RICH SULLIVAN and SCOTT SULLIVAN	VICTOR L. THOMPSON and EVA Grantee's NameH. THOMPSON
Mailing Address	5228 OVERLOOK CIR HOOVER, AL 35244	Mailing Address 5228 OVERLOOK CIR HOOVER, AL 35244
Property Address	5228 OVERLOOK CIR HOOVER, AL 35244	Date of Sale June 28, 2024
		Total Purchase Price \$387,000.00
		or Actual Value <u>\$</u>
		or Assessor's Market Value \$
	e or actual value claimed on this for of documentary evidence is not re	orm can be verified in the following documentary evidence: (check equired)
Bill of Sale		Appraisal
Sales Contract X Closing State		Other
If the conveyance of this form is not r		on contains all of the required information referenced above, the filing
		Instructions
Grantor's name an current mailing add		me of the person or persons conveying interest to property and their
Grantee's name ar conveyed.	id mailing address - provide the na	ame of the person or persons to whom interest to property is being
	the physical address of the proper erty was conveyed.	rty being conveyed, if available. Date of Sale - the date on which
Total purchase price the instrument offer		urchase of the property, both real and personal, being conveyed by
Actual value - if the instrument offered current market value	for record. This may be evidenced	e value of the property, both real and personal, being conveyed by the by an appraisal conducted by a licensed appraiser or the assessor's
valuation, of the pr	operty as determined by the local of	ned, the current estimate of fair market value, excluding current use official charged with the responsibility of valuing property for property nalized pursuant to Code of Alabama 1975 § 40-22-1(h).
further understand		ne information contained in this document is true and accurate. I on this form may result in the imposition of the penalty indicated in
Date <u>June 28, 20</u>	24	Print Malcolm S. McLeod
Unattested		Sign
	(verified by)	(Grantor/Grantee/Owner/Agent) circle one
	Filed and I Official Pu	Recorded ublic Records
	Judge of P	Probate, Shelby County Alabama, County
	Clerk Shelby Co	
	07/02/2024 \$416.00 BI	1 08:16:24 AM RITTANI

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