



20240709000207270 1/4 \$151.00  
Shelby Cnty Judge of Probate, AL  
07/09/2024 01:23:32 PM FILED/CERT

THIS INSTRUMENT PREPARED BY:

Ben Allred  
202 Doyle Drive  
Montevallo, AL 35115

Send Tax Notice to:

Ben D Allred and Patricia D Allred  
202 Doyle Drive  
Montevallo, AL 35115

## WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Ten and No/100 DOLLARS (\$10.00) to the undersigned Grantor or Grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I, BEN D ALLRED, a married man, (herein referred to as Grantors) do grant, bargain, sell and convey unto BEN D ALLRED and PATRICIA D ALLRED, (herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 22, according to the Survey of Sunnydale Estates, Third Sector, as recorded in Map Book 7, Page 78 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama  
Map Number 28 3 06 0 000

**This instrument was prepared without benefit of a Title Insurance Commitment or other title examination. The legal description was furnished by the grantor.**

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death or either of them, then to the survivor of them in fee simple, and to the heirs and assigns for such survivor forever, together with every contingent remainder and right of reversion.

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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

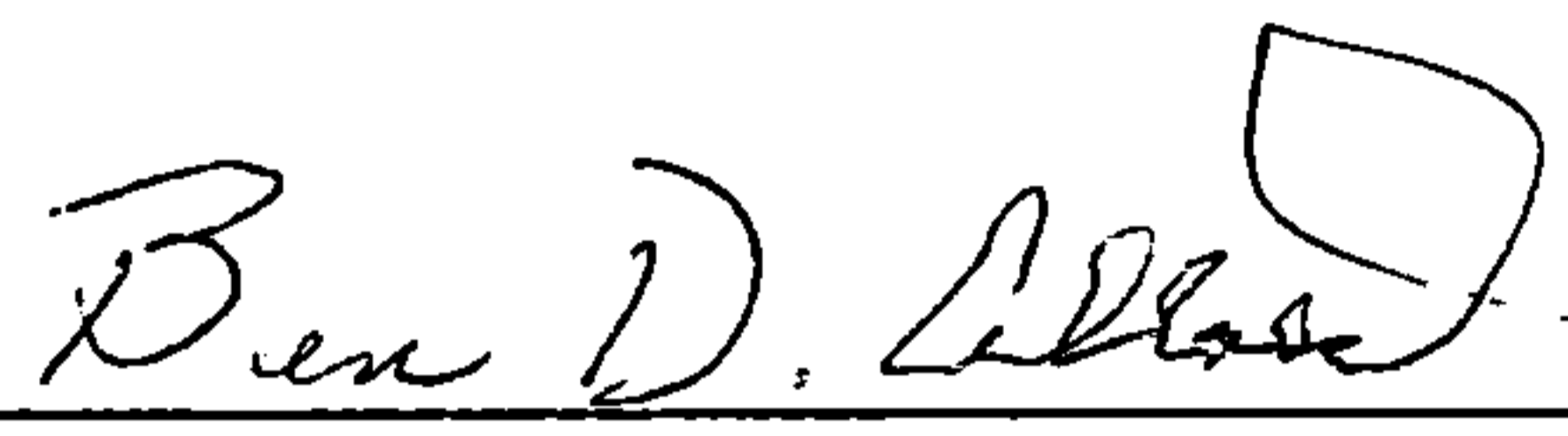
Shelby County, AL 07/09/2024  
State of Alabama  
Deed Tax: \$120.00



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**BEN D ALLRED  
WARRANTY DEED**

IN WITNESS WHEREOF, I (we) have set my (our) hand(s) and seal(s) this  
7 day of JULY, 2024.

  
\_\_\_\_\_  
BEN D ALLRED



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### NOTARY ACKNOWLEDGMENT

State of Alabama )

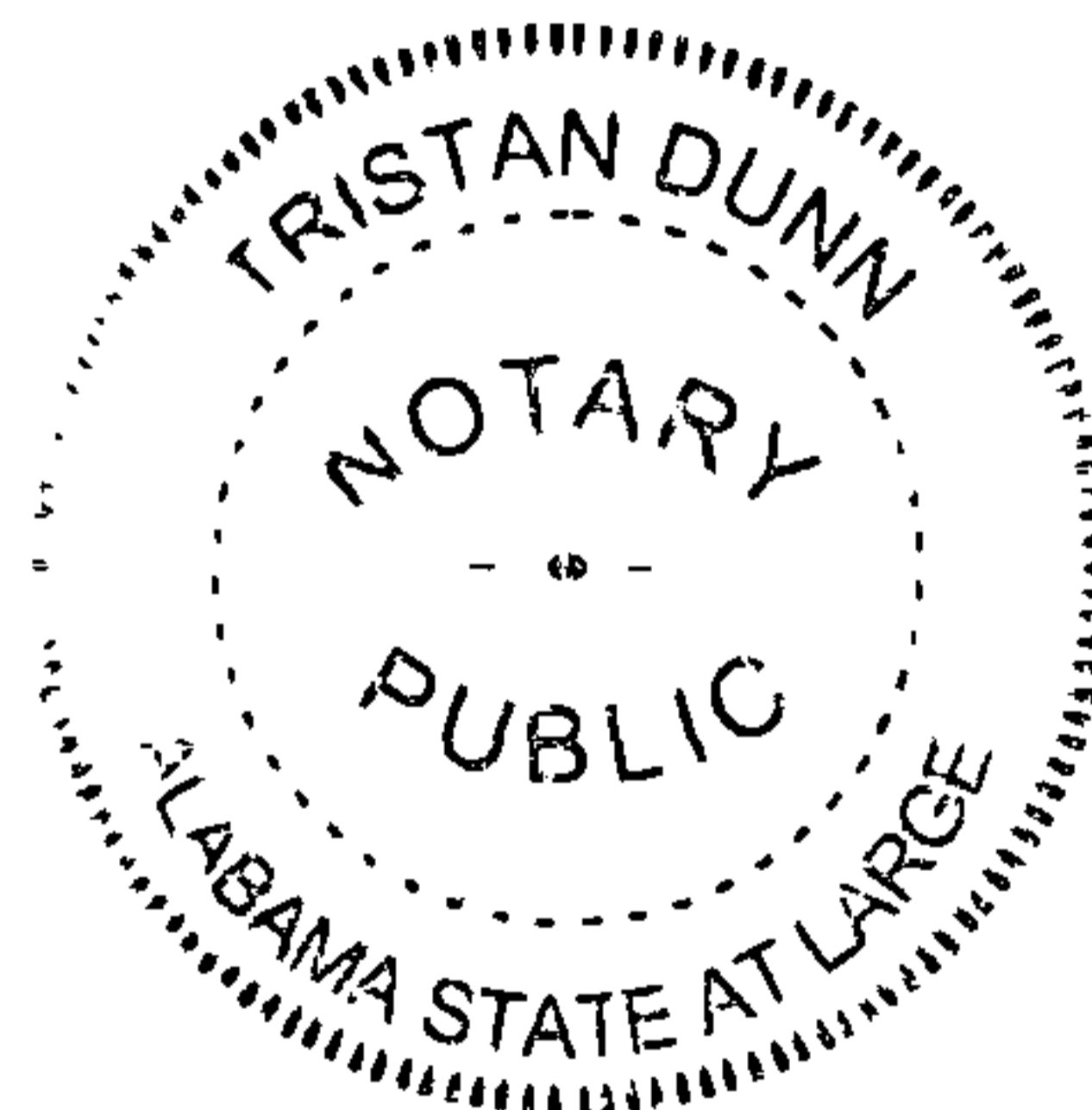
County of Shelby )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ben Alfred whose names are signed to the foregoing instrument, and who is 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.

Given under my hand this 9<sup>th</sup> day of July, 2024.

 (SEAL)  
Notary Public

My Commission Expires: 02/27/2027





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### Real Estate Sales Validation Form

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

Grantor's Name BEN D. ALLRED  
Mailing Address 202 DOYLE DRIVE  
MONTEVALLO, AL 35115

Grantee's Name PATRICK ALLRED  
Mailing Address 202 DOYLE DRIVE  
MONTEVALLO, AL 35115

Property Address 202 DOYLE DRIVE  
MONTEVALLO, AL 35115

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ 119,560.00

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

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 7/9/24

Print BEN D. ALLRED

Unattested

Sign *Ben D. Allred*

(verified by)

(Grantor/Grantee/Owner/Agent) circle one