

20240709000207370 1/3 \$405.00  
Shelby Cnty Judge of Probate, AL  
07/09/2024 02:11:50 PM FILED/CERT

This instrument was prepared without benefit of title evidence or survey by Grace Graham, PO Box 587, Columbiana, AL 35051

Grantees' Address:  
4097 Somerset Ridge  
Birmingham, AL 35242

**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)

to the undersigned GRANTOR (whether one or more) in hand paid by GRANTEE herein, the receipt whereof is acknowledged, the undersigned Joseph C. Carroll, a married person

(herein referred to as GRANTOR, whether one or more), does grant, bargain, sell and convey unto Joseph C. Carroll and Brenda Gayle Carroll

(herein referred to as GRANTEES, whether one or more) 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, all of my right, title, and interest in and to the following described real estate situated in Shelby County, Alabama, to wit:

Lot 1172, according to the Survey of Brook Highland, 11<sup>th</sup> Sector, Phase II, an Eddleman Community, as recorded in Map Book 22, Page 36, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, easements, mortgages, and restrictions of record.

The above-described property is the homestead of the GRANTOR and his spouse, Brenda Gayle Carroll.

TO HAVE AND TO HOLD to the said GRANTEES, as joint tenants, with right of survivorship, his, her or their heirs and assigns forever; it being the intentions 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 GRANTOR does for GRANTOR and GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEES and GRANTEES' heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid, that GRANTOR will and GRANTOR'S heirs, executors and administrators shall warrant and defend the same to the said GRANTEES and GRANTEES' heirs and assigns forever, against the lawful claims of all persons.

Shelby County, AL 07/09/2024  
State of Alabama  
Deed Tax:\$377.00

20240709000207370 2/3 \$405.00  
Shelby Cnty Judge of Probate, AL  
07/09/2024 02:11:50 PM FILED/CERT

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTORS' hand and seal this  
the \_\_\_\_\_ day of July, 2024.

Joseph C. Carroll  
Joseph C. Carroll

Brenda Gayle Carroll  
Brenda Gayle Carroll

STATE OF ALABAMA )

SHELBY COUNTY )

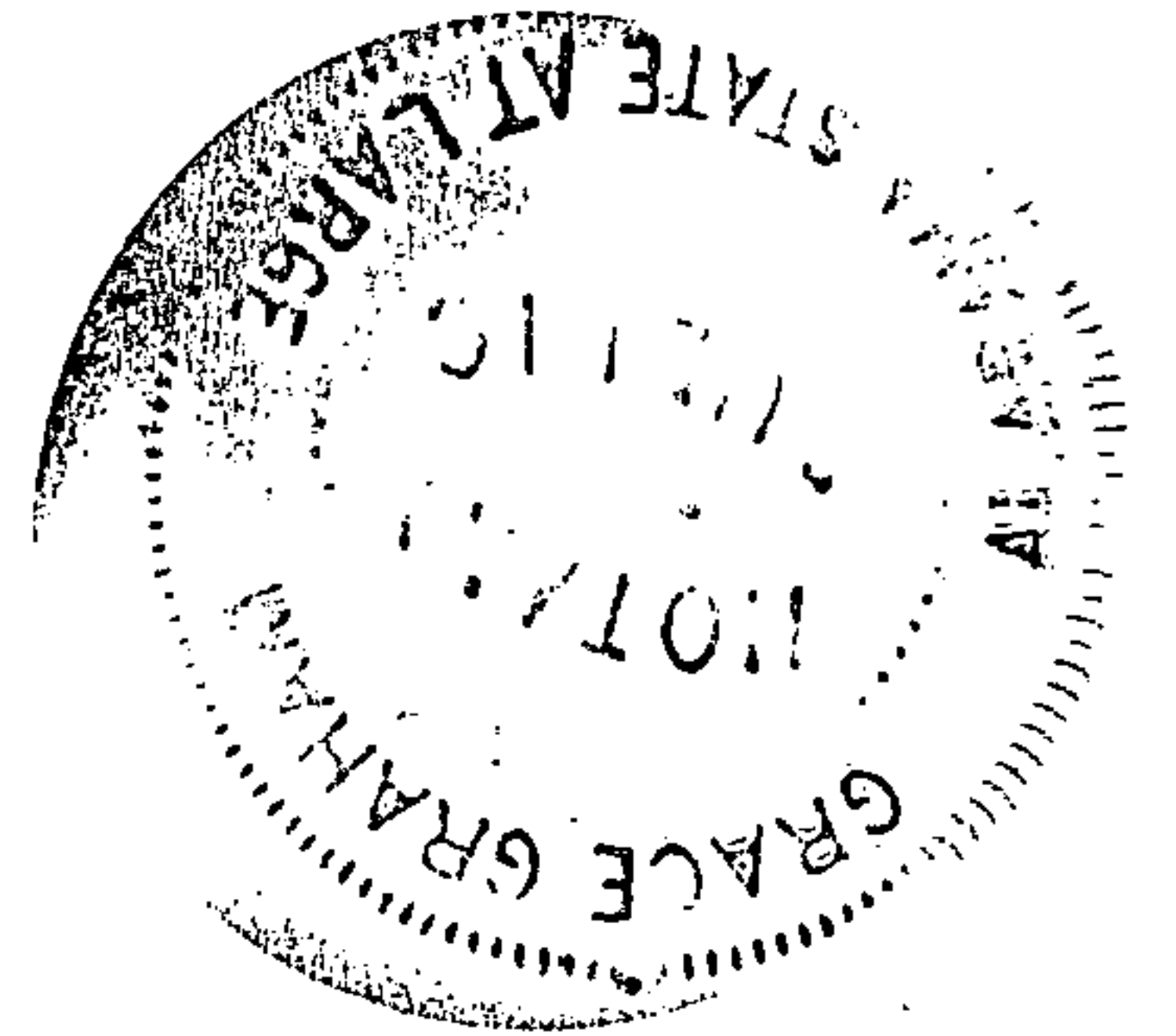
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Joseph C. Carroll and Brenda Gayle Carroll, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance,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

Given under by hand and official seal this the 8<sup>th</sup> day of July, 2024.

[Signature]

Notary Public

My Commission Expires: 7/12/27



Real Estate Sales Validation Form

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

Grantor's Name Joseph C. Carroll
Mailing Address 4097 Somerset Ridge
Birmingham, AL 35242

Grantee's Name Joseph C. Carroll/Brenda Gayle Carroll
Mailing Address 4097 Somerset Ridge
Birmingham, AL 35242

Property Address 4097 Somerset Ridge
Birmingham, Al 35242

Date of Sale July 8, 2024

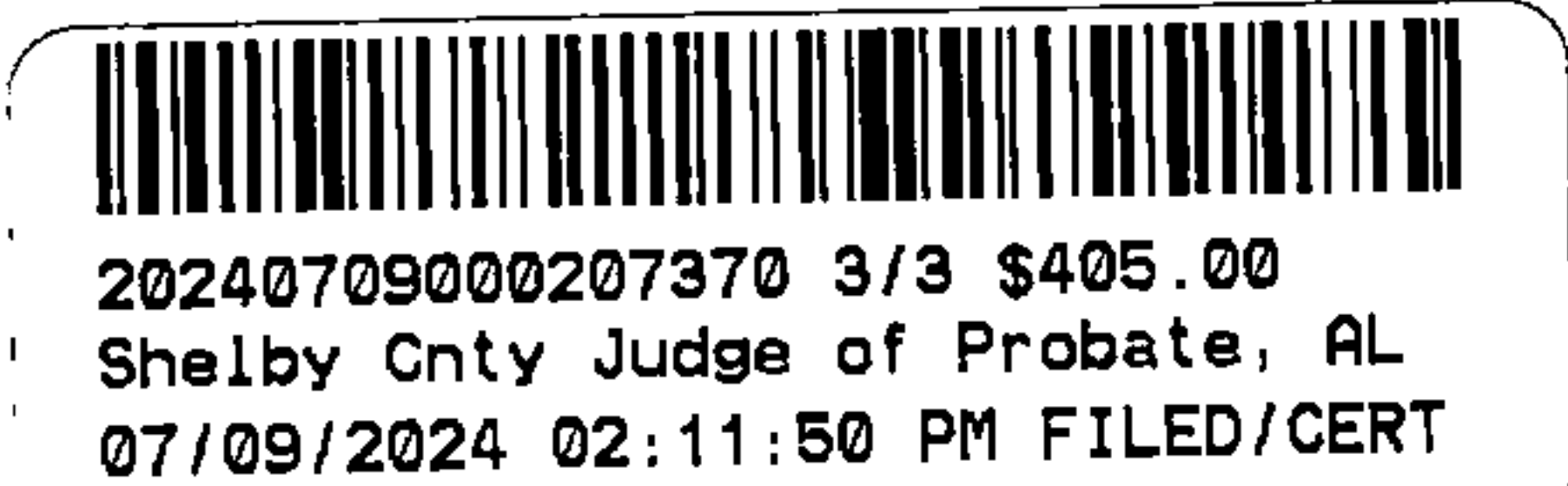
Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 1/2 of \$753,800.00 = 376,900



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 Tax Assessor

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 July 8, 2024

Print Grace Graham

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1