

PREPARED WITHOUT BENEFIT OF SURVEY
TITLE NOT EXAMINED
PREPARER DID NOT CLOSE TRANSACTION

Prepared by

Joel C. Watson Attorney
1240 1st Street N Suite 102
Alabaster, Alabama 35007


20240716000215840 1/3 \$310.00
Shelby Cnty Judge of Probate, AL
07/16/2024 10:48:19 AM FILED/CERT

WARRANTY DEED, JOINT TENANCY WITH SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE DOLLAR AND NO/100 to the undersigned grantor or grantors in hand paid by the grantees herein, the receipt whereof is acknowledged we/I, The Trustees of the WISEMAN 2001 FAMILY TRUST, ROBERT F WISEMAN II AND MARY E. WISEMAN dated February 23, 2001,

(herein referred to as grantors releases, quitclaims, grants, sells, and conveys to ROBERT F. WISEMAN II and MARY E. WISEMAN in Joint Tenancy with right of survivorship the following described real estate, to wit:

LOT: 315 DISTRICT:2 MAP REF: MAP 237253000 ABBREVIATED DESCRIPTION: LOT :
315 DIST: 2 CITY: ALABASTER SUBD; STAGE COACH TRACE SECTOR 3
SEC/TWN/RNG/MER: SEC 25 TWN 21S RNG 03W SECT/TWNSHP/RAN 25 21S 03W
NBRHG: 02 STAGE COACH MAP RE: MAP 237253000 CITY/MUNI?TWP:ALABASTER
ROBERT F. WISEMAN II HEREIN and ROBERT F. WISEMAN ON DEED BETWEEN THE
PARTIES DATED OF APRIL 2009 ARE ONE AND THE SAME PERSON.

SUBJECT TO EASEMENTS, RESTRICTIONS AND RIGHTS OF WAY OF RECORD.

To have and to hold to 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 their heirs and assigns of such grantees forever, together with every contingent remainder and right of reversion.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances;

That we have a good right to sell and convey the same as aforesaid; that we will and 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.

The undersigned Trustees constitute all of the Trustees of the WISEMENT 2001 FAMILY TRUST.

Shelby County, AL 07/16/2024
State of Alabama
Deed Tax: \$281.00



20240716000215840 2/3 \$310.00
Shelby Cnty Judge of Probate, AL
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IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand (s) and seal(s), this
15 day of July, 2024.

WITNESS:

Robert F. Wiseman II

Trustee

Mary E. Wiseman

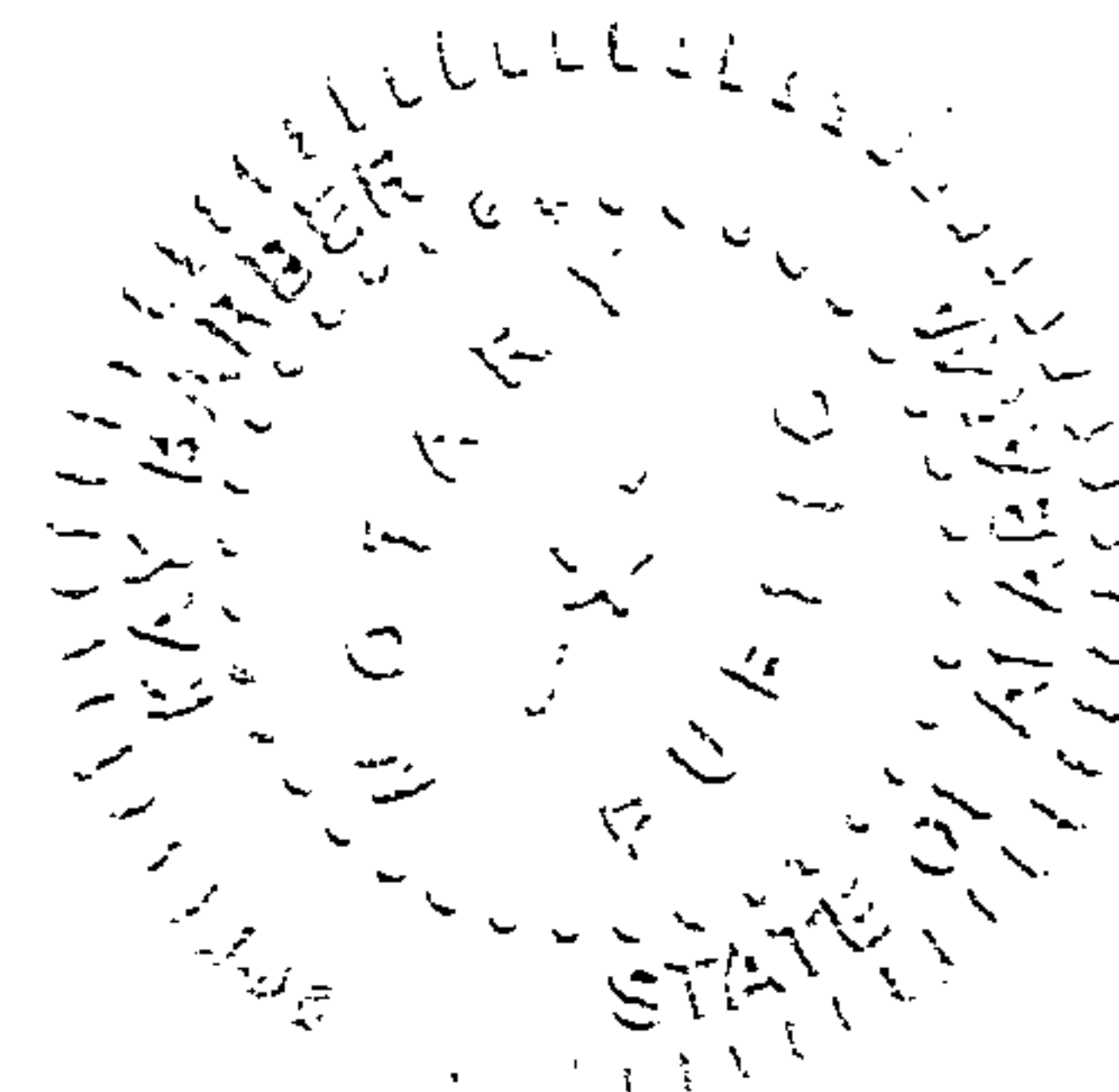
Trustee

STATE OF ALABAMA) GENERAL ACKNOWLEDGEMENT
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ROBERT F. WISEMAN II and MARY E. WISEMAN whose names are signed to the foregoing conveyance, as Trustees of THE WISEMAN 2001 FAMILY TRUST and who are known to me, acknowledge before me on this day as Trustees of THE WISEMAN 2001 FAMILY TRUST and with full authority after being informed of the contents of the conveyance he (she) (they) executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15 day of July A.D. 2024.

K. A. Barker
NOTARY PUBLIC



Real Estate Sales Validation Form

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

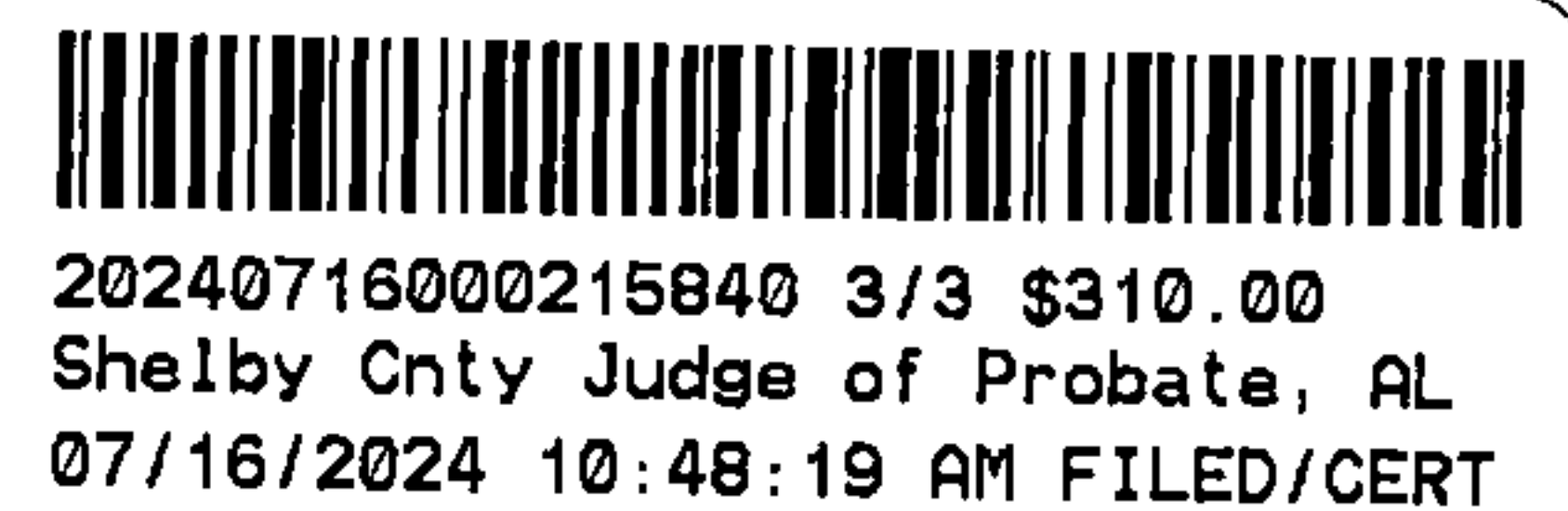
Grantor's Name Wiseman Family
Mailing Address Trust
240 Silverstone Ln
Alabaster, AL 35007

Grantee's Name Robert and Mary
Mailing Address Wiseman
240 Silverstone Ln
Alabaster, AL 35007

Property Address Same

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____

or
Assessor's Market Value \$ 281,000



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 7/16/24

Print Mary Etta Wiseman

Unattested

Sign Mary Etta Wiseman

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1