

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

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STATE OF ALABAMA  
County of JEFFERSON

Send Tax Notice To:  
TRACY WRIGHT AND BEATRICE WRIGHT  
3445 WILDEWOOD DR  
PELHAM AL 35124

Presents:

THAT IN CONSIDERATION OF FIVE HUNDRED and no/100 Dollars (\$500.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we/I BEATRICE WRIGHT, A SINGLE PERSON (herein referred to as grantor(s)) do grant, bargain, sell and convey unto TRACY WRIGHT AND BEATRICE WRIGHT (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in ~~JEFFERSON~~ <sup>SHELBY</sup> County, Alabama to-wit:

LOT 22, BLOCK 1, ACCORDING TO THE SURVEY OF WILDEWOOD VILLAGE, 1<sup>ST</sup> ADDITION, 2<sup>ND</sup> SECTOR, AS RECORDED IN MAP BOOK 8, PAGE 78, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, BEING SITUATED IN SHELBY COUNTY, ALABAMA

Property address is 3445 WILDEWOOD DR  
PELHAM AL 35124

THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION OR TITLE POLICY AND NO REPRESENTATION HAS BEEN MADE AS TO THE CONDITION OF TITLE BY THE PREPARER HEREOF.

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 (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 said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/WE have hereunto set MY/OUR hand(s) and seal(s), this 18 Day of  
JULY 2024

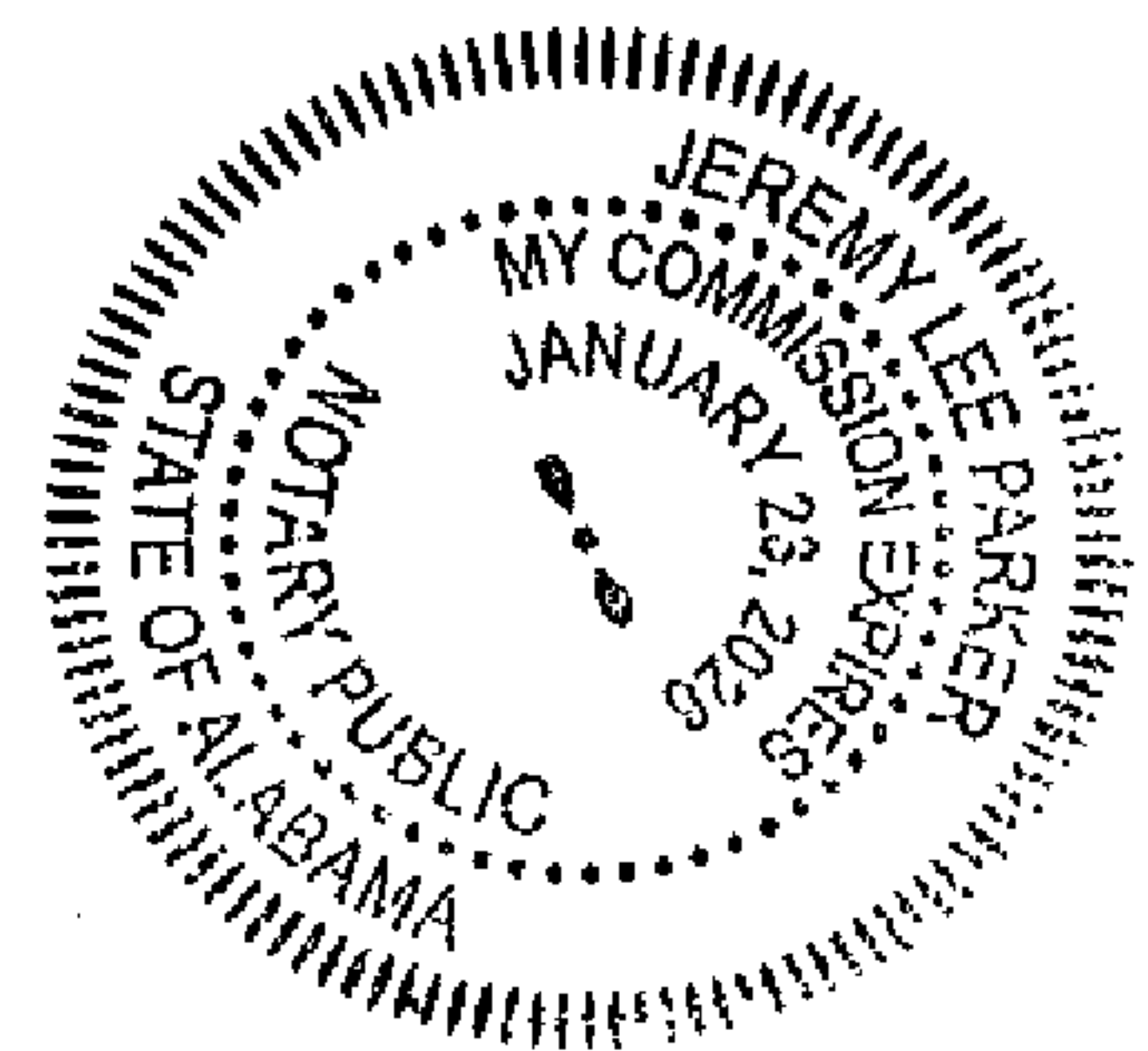
Beatrice Wright  
BEATRICE WRIGHT

State of Alabama  
County of JEFFERSON

I, the undersigned a Notary Public in and for said County, in said State, hereby certify that BEATRICE  
WRIGHT I whose name(s) is/are signed to the foregoing conveyance, and who is/are 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 the 18 day of JULY, 2024

[Signature]  
Notary Public  
My Commission Expires: 1/23/26

Prepared by: Jeremy Parker  
Parker Law Firm LLC  
1560 Montgomery Hwy Ste 205  
Hoover AL 35216  
3101 LORNA RD 1614





Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 07/30/2024 01:51:09 PM  
 \$104.00 JOANN  
 20240730000235350

*Allen S. Byrd*

# Real Estate Sales Validation Form

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

|                  |                                       |                         |                                      |
|------------------|---------------------------------------|-------------------------|--------------------------------------|
| Grantor's Name   | BEATRICE WRIGHT                       | Grantee's Name          | BEATRICE WRIGHT AND TRACY WRIGHT     |
| Mailing Address  |                                       |                         |                                      |
|                  | 3445 WILDEWOOD DR<br>PELHAM AL 35124  |                         | 3445 WILDEWOOD DR<br>PELHAM AL 35124 |
| Property Address | 3445 WILDEWOOD DR<br>PELHAM, AL 35124 | Date of Sale            | JULY 18 2024                         |
|                  |                                       | Total Purchase Price    | \$                                   |
|                  |                                       | Or                      |                                      |
|                  |                                       | Actual Value            | \$                                   |
|                  |                                       | Or                      | 151,900.00/\$75,950.00               |
|                  |                                       | Assessor's Market Value | <del>151,900.00/\$75,950.00</del>    |

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
 ☐ Appraisal  
☐ Sales Contract
 ☒ Other to ALREADY OWN 20030627000403620  
☐ Closing Statement

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 18TH 2024

(verified by)

Print BEATRICE WRIGHT

Sign: *Beatrice Wright*  
 Grantor/Grantee/Owner/Agent (circle one)

Form RT-1