

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

This instrument was prepared by:
B. Christopher Battles
3150 Highway 52 West
Pelham, AL 35124

Send tax notice to:
Joshua Smith and
Athena Christine Braio
101 Tocoa Circle,
Helena, AL 35080

STATE OF ALABAMA

COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **Two Hundred Eighty-Five Thousand and 00/100 Dollars (\$285,000.00)**, to the undersigned Grantor, in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, I, **WANDA DRAKE, an unmarried person** (herein referred to as Grantor), grant, bargain, sell and convey unto **JOSHUA SMITH and ATHENA CHRISTINE BRAIO** (herein referred to as Grantees), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

Lot 18, according to the Survey of Tocoa Parc, Phase 1, as recorded in Map Book 23, Page 124, in the Probate Office of Shelby County, Alabama.

Subject to mineral and mining rights if not owned by Grantors.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

\$270,750.00 of the purchase price herein above has been paid by a purchase money mortgage loan closed simultaneously herewith.

To Have and to Hold to 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 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 do, for myself and for my heirs, executors and administrators, covenant with said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my 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 have hereunto set my hand and seal this 31 day of July, 2024.




WANDA DRAKE

STATE OF Arkansas
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **WANDA DRAKE**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31 day of July, 2024.





Notary Public
My Commission Expires: 6-14-29

Real Estate Sales Validation Form

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

Grantor's Name	<u>WANDA DRAKE</u>	Grantee's Name	<u>JOSHUA SMITH</u>
Mailing Address	<u>133 Chipmunk Drive,</u> <u>White Hall, AK 71602</u>	Mailing Address	<u>ATHENA CHRISTINE BRAIO</u> <u>101 Tocoa Circle,</u> <u>Helena, AL 35080</u>
Property Address	<u>101 Tocoa Circle,</u> <u>Helena, AL 35080</u>	Date of Sale	<u>August 7, 2024</u>
		Total Purchase Price \$	<u>285,000.00</u>
		Or	
		Actual Value \$	<u> </u>
		Or	
		Assessor's Market Value \$	<u> </u>

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)

<u> </u> Bill of Sale	<u> </u> Appraisal
<u> x </u> Sales Contract	<u> </u> Other <u> </u>
<u> x </u> 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 August 7, 2024

Print B. CHRISTOPHER BATTLES

 Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/07/2024 01:07:33 PM
\$39.50 BRITTANI
20240807000245420

Allen S. Bayl