

Prepared By and Return To:
David M. Sigler
Access Title & Closing Group, LLC
100 Centerview Drive
Chambers Bldg * Ste. 111
Vestavia Hills, AL 35216
AL-24-00091-NAC

Send Property Tax Notice to:
Alexis and DeAndra Tuyishime
387 Ivy Hills Circle
Calera, AL 35040

**GENERAL WARRANTY DEED
(JOINT TENANCY WITH RIGHT OF SURVIVORSHIP)**

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS that:

Adam Franklin and Tara Franklin, a married couple

For and in consideration of the sum of TWO HUNDRED FOURTY-NINE THOUSAND NINE HUNDRED AND 00/100 DOLLARS, (\$249,900.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged to have been paid to said Grantor by:

Alexis Tuyishime and DeAndra Tuyishime

the Grantor, does hereby grant, bargain, sell and convey unto the said Grantees, his/her/their heirs and assigns, subject to the provisions hereinafter contained, all of that real property located in the County of Shelby, State of Alabama, which is described as follows:

Lot 46, according to the plat of Old Ivy Subdivision, Phase II, (being a resurvey of portions of Lots 22-23 Tract Fifty One Subdivision, Parcel "B", as recorded in Map Book 11, Page 26), as recorded in Map Book 36, Page 6-A and Document #20051027000561200, in the Office of Probate of Shelby County, Alabama

Commonly known as 387 Ivy Hills Circle Calera, AL 35040

The subject property is the homestead of the Grantor.

This Deed is being simultaneously recorded with a Purchase Money Mortgage with a face amount of ~~\$249,900.00~~ ^{249,900.00}

TO HAVE AND TO HOLD the same unto the said Grantees, for their joint lives and upon the death of one of them, to the survivor, his/her/their heirs and assigns, in Fee Simple, forever.

This conveyance is made subject to restrictive covenants, easements, rights-of-way and building set back lines, if any, applicable to said property of record in the Office of the Judge of Probate of Shelby County, Alabama.

And, except as to the above and taxes hereafter falling due, said Grantor, for themselves, his/her/their/its successors and assigns, hereby covenant with said Grantees, his/her/their heirs and assigns, that they are seized

of an indefeasible estate in Fee Simple to said property, that they have the right to possession, quiet use and enjoyment of said property and that they do hereby Warrant and will forever defend the title to said property and the possession thereof, to the said Grantees, his/her/their heirs and assigns, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed this 8 day of Aug, 2024.

[Signature]
Adam Franklin

[Signature]
Tara Franklin

STATE OF WA

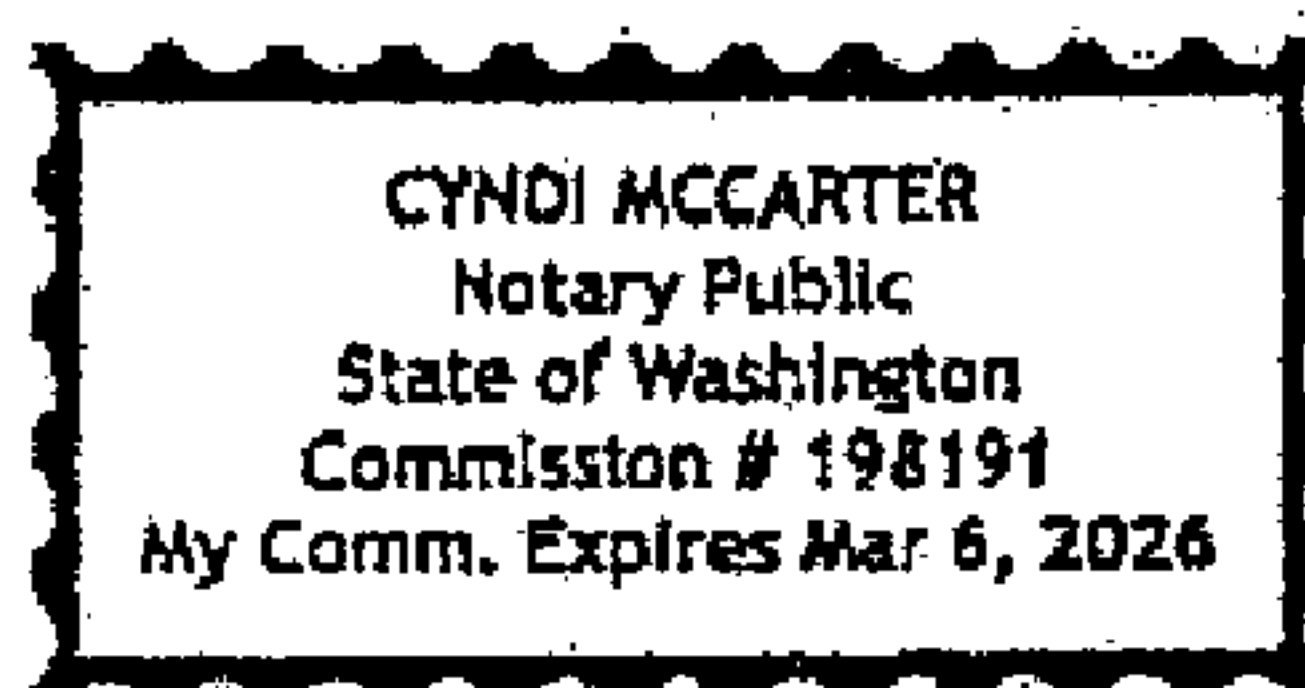
COUNTY OF Pierce

I, Cyndi McCarter, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that Adam Franklin and Tara Franklin, a married couple, 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, he/she/they executed the same voluntarily on the day that bears the same date.

Given under my hand and official seal this 8 day of Aug, 2024.

[Signature]
Notary Public
My Commission Expires: 3-6-26

[Notary Seal]



REAL ESTATE SALES VALIDATION FORM

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

Grantor's Name: Adam Franklin

Grantee's Name: Alexis and DeAndra Tuyishime

Mailing Address: 3186 Pine St SW
Lakewood, WA 98439

Mailing Address: 387 Ivy Hills Circle
Calera, AL 35040

Property Address:
387 Ivy Hills Circle
Calera, AL 35040

Date of Sale: 8-8-24

Total Purchase Price: \$249,900.00

Or

Actual Value

Or

Assessor's Market Value

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 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.

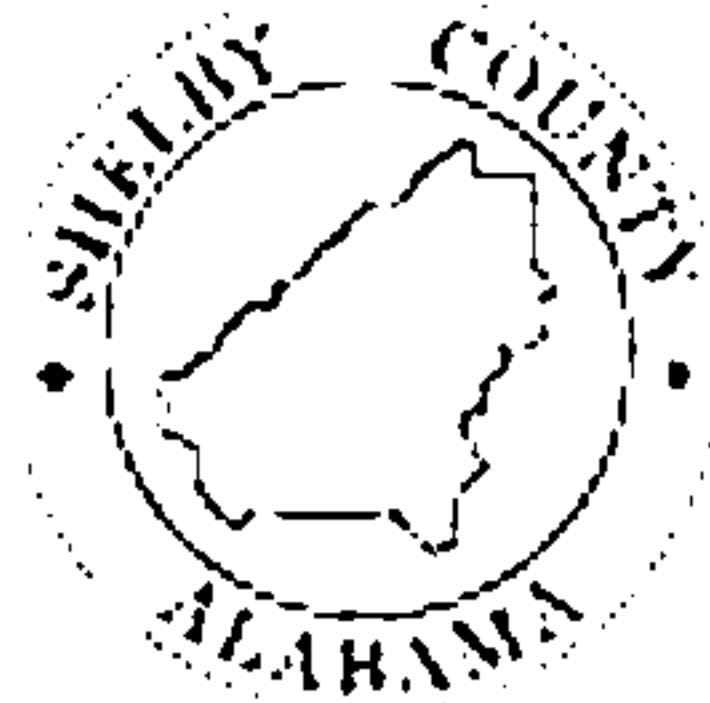
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property is determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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: 8-8-24

Unattested
Verified by:

Right Access Title & Closing Group, LLC
Sign: [Signature]
(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
08/14/2024 03:31:21 PM
\$29.00 JOANN
20240814000254350

Alvin S. Bayl