

This instrument was prepared by:
Matthew Kidd
Kidd & Company, LLC
3138 Cahaba Heights Road
Birmingham, Alabama 35243

Send Tax Notice To:
Mary Cooper, Erik S. Harding, and
Elizabeth Seven Harding
209 W Sterrett Street
Columbiana, AL35051

WARRANTY DEED – Joint Tenants With Right of Survivorship

STATE OF ALABAMA)

COUNTY OF SHELBY)

That in consideration of **FOUR HUNDRED THIRTY THOUSAND AND 00/100 DOLLARS (\$430,000.00)** to the undersigned grantors in hand paid by the grantees herein, the receipt whereof is hereby acknowledged, we,

Heath H. Kahlbau and Shawna C. Kahlbau, a married couple

(herein referred to as Grantor) do hereby grant, bargain, sell and convey unto,

Mary Cooper and Erik S. Harding

(herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

A parcel of land being located in the SE 1/4 of the SE 1/4 of Section 23, Township 21 South, Range 1 West, and also being the West 88 feet of Lot No. 129, according to Horsley's Map of Columbiana, Alabama, being more particularly described as follows: Commence at the Southwest corner of the SE 1/4 of the SE 1/4 of Section 23, Township 21 South, Range 1 West, Shelby County, Alabama and run thence Northerly along the West line of said 1/4-1/4 section a distance of 248.01 feet to a steel pin corner and the point of beginning of the property being described; thence continue along last described course 245.47 feet to a corner set within the asphalt limits of Collins Street; thence turn 90 degrees 31 minutes 09 seconds right and run Easterly along the South margin of West Sterrett Street a distance of 87.99 feet to a steel pin corner; thence turn 89 degrees 37 minutes 47 seconds right and run Southerly a distance of 245.47 feet to a steel pin corner; thence turn 90 degrees 22 minutes 15 seconds right and run Westerly 87.36 feet to the point of beginning, less and except any part of just described property that is within the right of way of a public street or road. Being situated in Shelby County, Alabama.

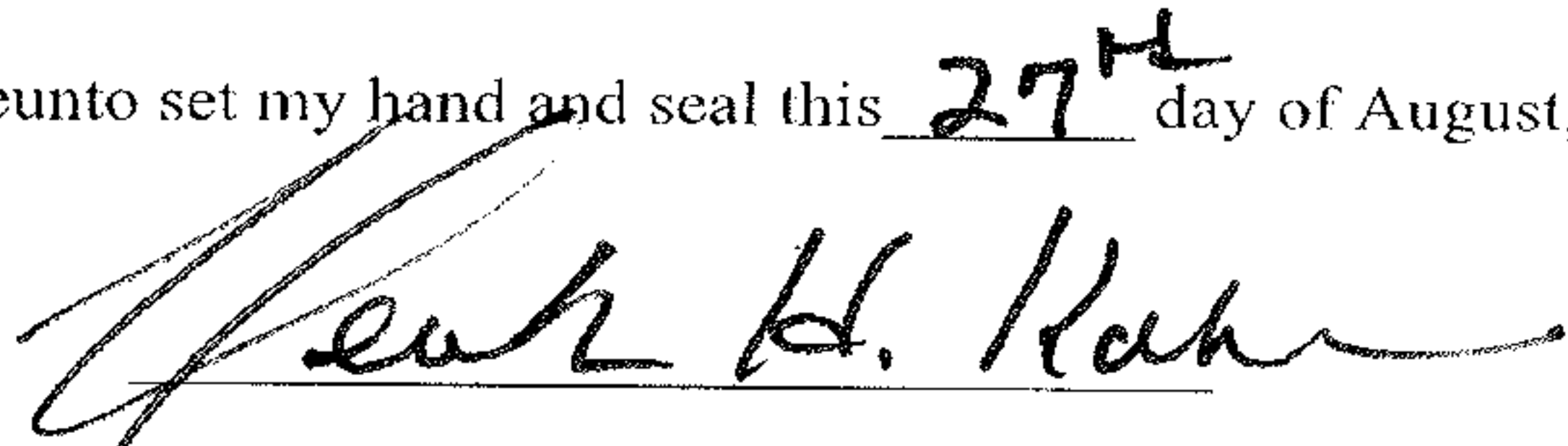
SUBJECT TO ALL MATTERS OF RECORD

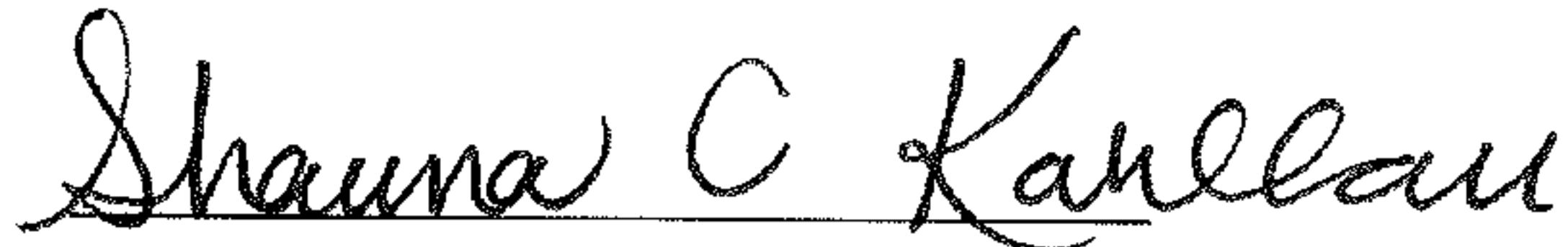
\$289,600.00 of the purchase price recited above has been paid from the proceeds of a mortgage loan closed simultaneously herewith.

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 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, unless otherwise noted above; 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 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 27th day of August, 2024.

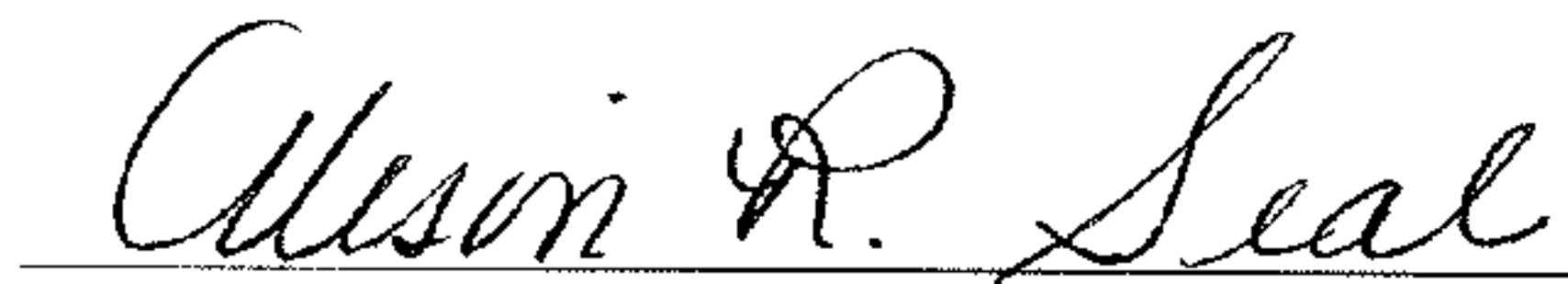

Heath H. Kahlbau


Shawna C. Kahlbau

STATE OF Virginia
COUNTY OF Page

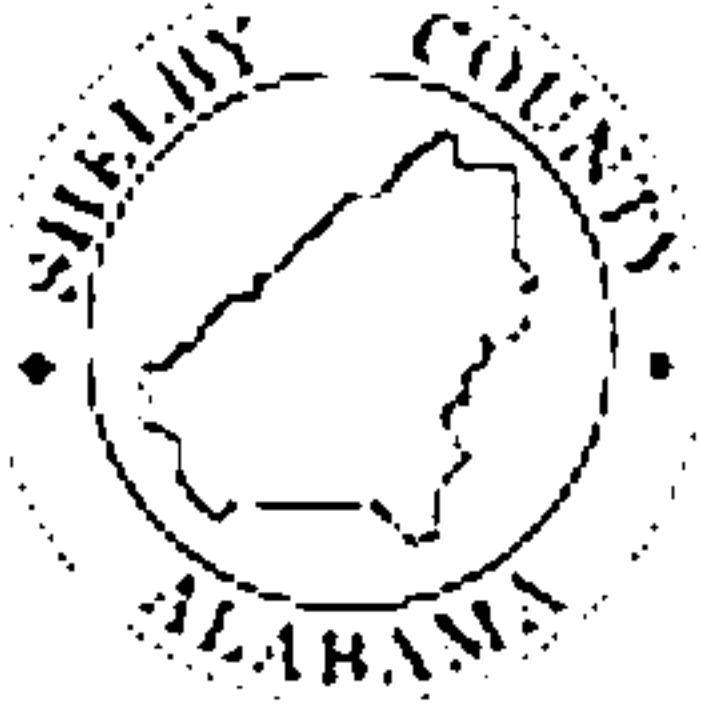
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Heath H. Kahlbau and Shawna C. Kahlbau**, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance,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

Given under my hand and official seal this 27th day of August, 2024.


Notary Public

My Commission Expires: 7/31/2028





Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 08/30/2024 10:39:32 AM
 \$168.50 PAYGE
 20240830000271220

Allen S. Bayl

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>Heath H. Kahlbau and Shawna C. Kahlbau</u>	Grantee's Name <u>Mary Cooper, Erik S. Harding, and Elizabeth Seven Harding</u>
Mailing Address <u>2327 US Hwy BSN 340</u> <u>Luray, VA. 22835</u>	Mailing Address <u>209 W Sterrett Street</u> <u>Columbiana, AL 35051</u>
Property Address <u>209 W Sterrett Street</u> <u>Columbiana, AL 35051</u>	Date of Sale <u>8/27/24</u>
	Total Purchase Price <u>\$430,000.00</u>
	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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other: _____
<input checked="" type="checkbox"/> 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: 8/27/24

☒ Unattested

(verified by) _____

Print. Shannon Anderson

Sign Shannon Anderson
 (Grantor/Grantee/ Owner/Agent) circle one

Form RT-1