

SEND TAX NOTICE:

Mr. & Mrs. Todd M. Shafer
9040 Eagle Valley Road
Birmingham, AL 35242

THIS INSTRUMENT WAS PREPARED BY:

C. Taylor Crockett, Attorney at Law
2067 Columbiana Road, Birmingham, Alabama 35216



20240904000274560 1/3 \$618.50
Shelby Cnty Judge of Probate, AL
09/04/2024 10:43:09 AM FILED/CERT

WARRANTY DEED, JOINT TENANTS
WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
) KNOW ALL MEN BY THESE PRESENTS,
JEFFERSON COUNTY)

That in consideration of Ten and no/100 (\$10.00) Dollars to the undersigned Grantor, Todd M. Shafer and wife, Whitney F. Shafer, (herein referred to as Grantors) in hand paid by the Grantee herein, the receipt whereof is acknowledged, the said Grantors do by these presents, grant, bargain, sell and convey unto Todd M. Shafer and Whitney F. Shafer (herein referred to as Grantees) the following described real estate, situated in Jefferson County, Alabama, by Warranty Deed, as joint tenants with right of survivorship:

Lot 1601, according to the Survey of Eagle Point, 16th Sector, as recorded in Map Book 27, Page 92, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, restrictions, encumbrances, rights of way, limitations, if any, of record.

Subjection to ad valorem taxes for the current tax year.

This deed is being prepared without the benefit of a title examination. The preparer of this instrument makes no representation as to the status of the title of the property herein conveyed.

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 grantee herein shall take as tenants in common.

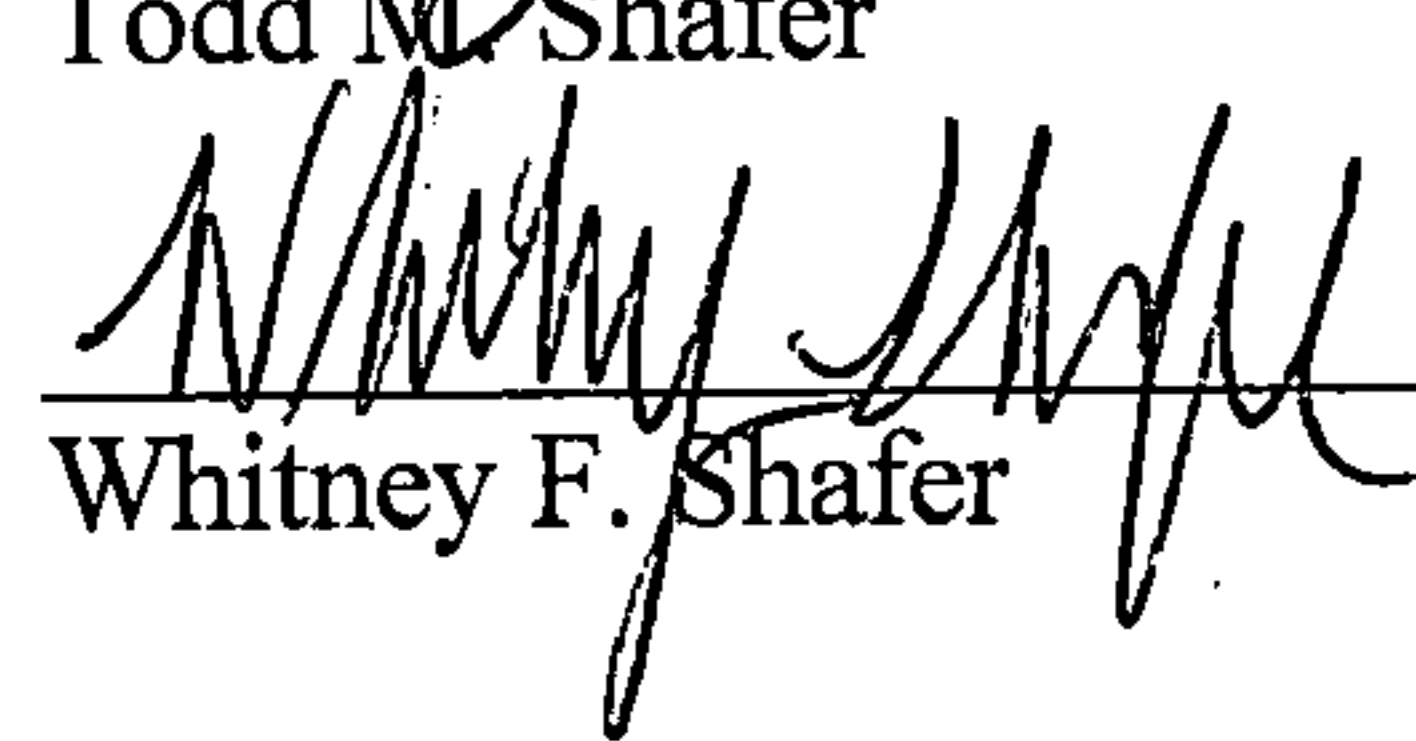
And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the 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.

Shelby County, AL 09/04/2024
State of Alabama
Deed Tax: \$590.50



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IN WITNESS WHEREOF, I have hereunto set my hand and seal this 3rd day of September, 2024.


_____(Seal)
Todd M. Shafer

_____(Seal)
Whitney F. Shafer

STATE OF ALABAMA)
)
JEFFERSON COUNTY)

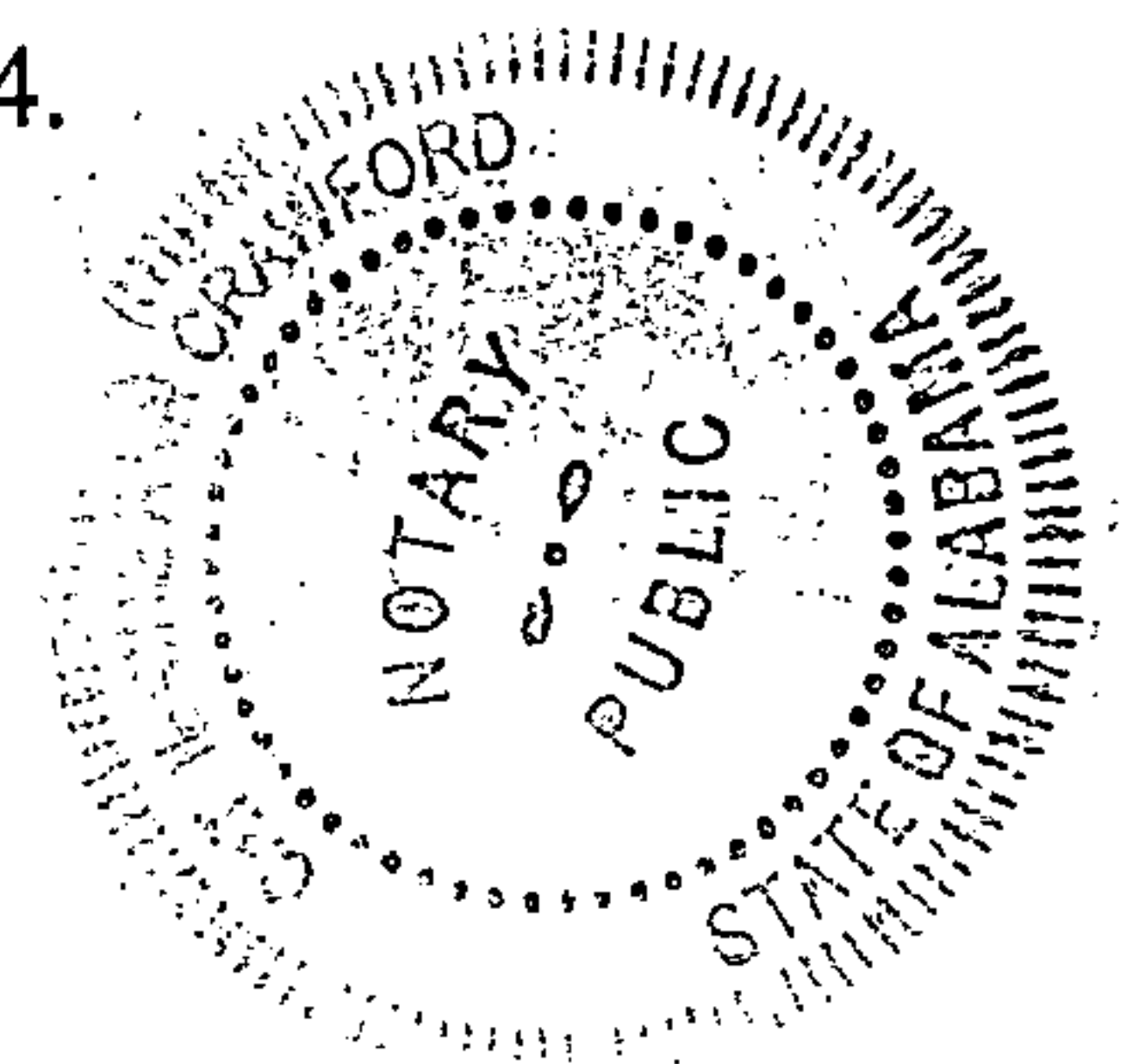
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Todd M. Shafer and wife, Whitney F. Shafer, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 3rd day of September, 2024.



NOTARY PUBLIC

My Commission Expires:
6/4/2027



Real Estate Sales Validation Form

20240904000274560 3/3 \$618.50
Shelby Cnty Judge of Probate, AL
09/04/2024 10:43:09 AM FILED/CERT

This Document must be filed in accordance with Code of Alabama 1975

Grantor's Name Todd M. & Whitney F. Shafer
Mailing Address 9040 Eagle Valley Road
Birmingham, AL 35242

Grantee's Name Todd M. Shafer & Whitney F. Shafer
Mailing Address 9040 Eagle Valley Road
Birmingham, AL 35242

Property Address 9040 Eagle Valley Road
Birmingham, AL 35242

Date of Sale
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 590,400

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 _____

Print Todd M. Shafer

☐ Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one