
(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This instrument was prepared by:
The Law Office of Lauren N Smith, LLC
Lauren Smith, Esquire
80 N Village Dr
Gardendale, AL 35071

SEND TAX NOTICE TO:
Rodney Singleton and Tialeigh Singleton
430 Ballantrae Rd
Pelham, AL 35124

WARRANTY DEED
JOINT TENANCY WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **Three Hundred Sixty-Nine Thousand Nine Hundred And No/100 (\$369,900.00) DOLLARS**, to the undersigned Grantors, in hand paid by the Grantees herein, the receipt of which is acknowledged, I/we, **William Harper-Hooper, IV and Joseph Roy Harper-Hooper**, a married couple, (herein referred to as Grantors), whose mailing address is **1038 Portobello Rd., Birmingham, AL 35242** do hereby grant, bargain, sell and convey unto **Rodney Singleton and Tialeigh Singleton** (herein referred to as Grantees), whose mailing address is **430 Ballantrae Rd, Pelham, AL 35124** for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, the address of which is **430 Ballantrae Rd, Pelham, AL 35124** to-wit:

LOT 1416, ACCORDING TO THE SURVEY OF BRAEMAR AT BALLANTRAE, PHASE I, AS RECORDED IN MAP BOOK 37, PAGE 70, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

Subject to:

1. All taxes for current and subsequent years, not yet due and payable.
2. To all covenants, restrictions, conditions, easements, liens, set back lines, and any other rights, recorded and/or unrecorded.

\$363,199.00 of the purchase price the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantees for and during his, her, or their joint life/lives as joint tenants and upon the death of either of him, her, or them, then to the survivorship of her, her, or them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantees, his, her, or 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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantors, have hereunto set his, her or their signatures and seals, this the 3rd day of September, 2024.



William Harper-Hooper, IV



Joseph Roy Harper-Hooper

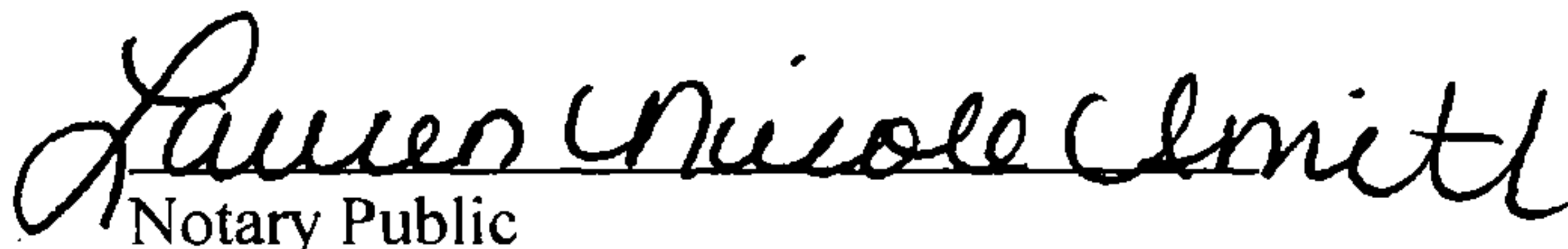
STATE OF ALABAMA

COUNTY OF JEFFERSON

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **William Harper-Hooper, IV and Joseph Roy Harper-Hooper**, 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 he, she, or they executed the same voluntarily on the day the same bears date.

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



Notary Public

My commission expires: 02/09/2028



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/04/2024 10:59:30 AM
\$32.00 PAYGE
20240904000274610

