

This Instrument Prepared By:

C. Ryan Sparks, Attorney
2635 Valleydale Road, Suite 200
Birmingham, Alabama 35244
DIRECT: 205-215-8433

Send Tax Notice To Grantees Address:

Shana Durant and Alvin Durant
1513 Fairway View Drive
Birmingham, Alabama 35244

SPECIAL WARRANTY DEED WITH JOINT RIGHT OF SURVIVORSHIP

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS,

On this September 18, 2024, That for and in consideration of **SIX HUNDRED FORTY FIVE THOUSAND AND NO/100 (\$645,000.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR **WELLS FARGO BANK, NA, AS TRUSTEE OF THE MARITAL SHARE TRUST CREATED UNDER THE LAST WILL AND TESTAMENT OF SAM P. BRUNO, DECEASED**, (herein referred to as "Grantor"), in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, the Grantor does hereby give, grant, bargain, sell and convey unto the Grantees, **SHANA DURANT and ALVIN DURANT**, (herein referred to as "Grantees"), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, all of the Grantor's interest in the following-described Real Estate situated in, **SHELBY COUNTY, ALABAMA**, to wit:

Lot 703, according to the Survey of Riverchase Country Club, Seventh Addition Residential Subdivision, as recorded in Map Book 8, Page 176, in the Probate Office of Shelby County, Alabama; being situated inn Shelby County, Alabama.

Subject to:

1. General and special taxes or assessments for the year 2024 and subsequent years not yet due and payable.-
2. Municipal improvements, taxes, assessments, and fire district dues against subject property, if any.
3. Mineral and mining rights not owned by Grantor.
4. Any applicable zoning ordinances.
5. Easements, encroachments, building set back lines, rights-of-ways as shown of record by recorded plat or other recorded instrument, including any amendments thereto.
6. All matters, facts, easements, restrictions, assessments, covenants, agreements and all other terms and provisions in Map Book 8, Page 176.

The purchase of the herein described real property is being financed in whole or in part by the proceeds of a purchase money mortgage being executed simultaneously herewith.

Wells Fargo Bank, NA, as trustee of the Marital Share Trust created under the Living Will and Testament of Sam P. Bruno, Deceased is one and the same as SouthTrust Bank of Alabama, N.A., as Trustee of the Marital Share Trust created under the Last Will and Testament of Sam P. Bruno, Deceased, as grantee in the certain warranty deed filed of record December 11, 1985 in Real 52, Page 517 in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEES, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship of them in fee simple, and to the heirs and assigns of such survivor, forever.

GRANTOR makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the GRANTOR has neither permitted or suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the GRANTOR.

IN WITNESS WHEREOF, the said Grantor has hereunto set Grantor's hands and seals on this day of September 18, 2024.

GRANTOR:

Wells Fargo Bank, NA, as Trustee of the Marital Share Trust created under the Last Will and Testament of Sam P. Bruno, Deceased.

Paul Z. Metz
By: Paul Z. Metz, as Senior Vice President

STATE OF ALABAMA
COUNTY OF JEFFERSON

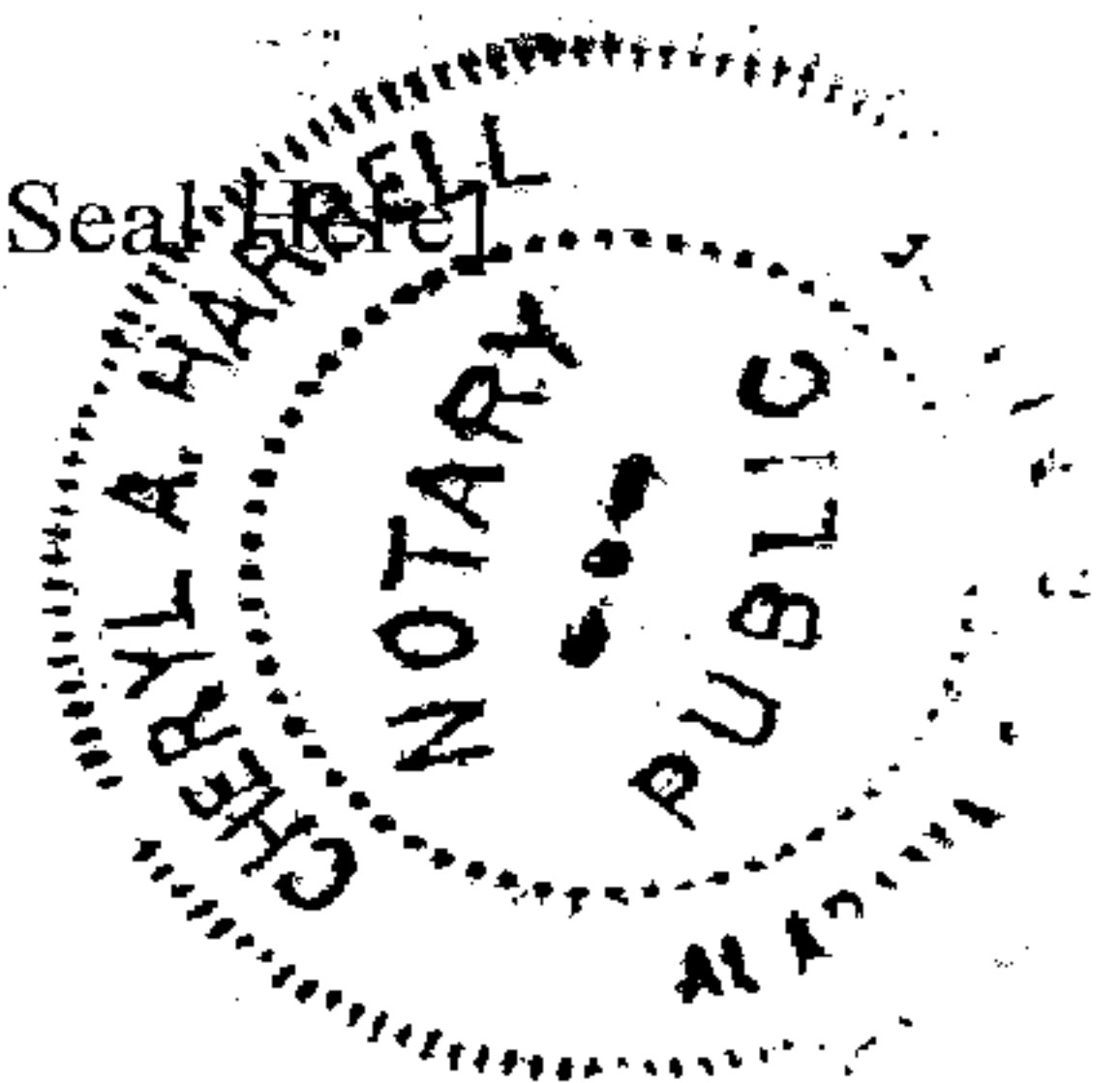
I, the undersigned, a Notary Public, in and for said State and County, do hereby certify that Paul Z. Metz as Senior Vice President of Wells Fargo Bank, NA, as Trustee of the Marital Share Trust created under the Last Will and Testament of Sam P. Bruno, Deceased., whose name is signed to the above and foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, Paul Z. Metz and Senior Vice President of Wells Fargo Bank, NA, as Trustee of the Marital Share Trust created under the Last Will and Testament of Sam P. Bruno, Deceased. executed the same voluntarily with full authority as Trustee of said marital trust, on the day the same bears date.

IN WITNESS WHEREOF, the said Grantor has hereunto set Grantor's hands and seals on this day of September 18th, 2024.

Cheryl A. Harrell
_____, Notary Public

My Commission Expires: 10/28/2026

[Affix Seal]



This instrument is executed by Wells Fargo Bank, National Association solely in the representative capacity named herein, and neither this instrument nor anything herein contained shall be construed as creating any indebtedness or obligation on the part of Wells Fargo Bank, National Association in its individual or corporate capacity. It is understood that Wells Fargo Bank, National Association is not a party hereto in its individual or corporate capacity and shall not be liable herein on any account whatsoever.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 09/25/2024 01:35:24 PM
 \$60.50 JOANN
 20240925000298490

Alvin S. Durant

Real Estate Sales Validation Form

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

Grantor's Name Sam P. Bruno Marital Trust
 Mailing Address by Wells Fargo, N.A.
1513 Fairway View Drive
Birmingham, AL 35244

Grantee's Name Shana Durant
 Mailing Address Alvin Durant
1513 Fairway View Drive
Birmingham, AL 35244

Property Address 1513 Fairway View Drive
Birmingham, AL 35244

Date of Sale 9/20/24
 Total Purchase Price \$ 645,000.00
 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 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 9/20/24

Print C. Ryan Sparks

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1