

E-7070

This instrument was prepared by:
Justin Smitherman
Alabama Law Services, LLC
173 Tucker Road, Suite 201
Helena, AL 35080

Send tax notice to:
Matthew Lee Shell
535 Mill Springs Circle
Birmingham, AL 35244

**WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **SIX HUNDRED SEVENTY NINE THOUSAND AND 00/100 Dollars (\$679,000.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **Roderick S. Williams and Jean M. Williams, husband and wife**, (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Matthew Lee Shell and Lane Marie Shell** (herein referred to as grantees), as joint tenants with right of survivorship, the following described real estate, situated in **SHELBY County**, Alabama, to-wit:

Lot 16 according to the Survey of Mill Springs Estates Amended 1st Sector as recorded in Map Book 24, Page 116, Shelby County, Alabama Records.

Subject to:

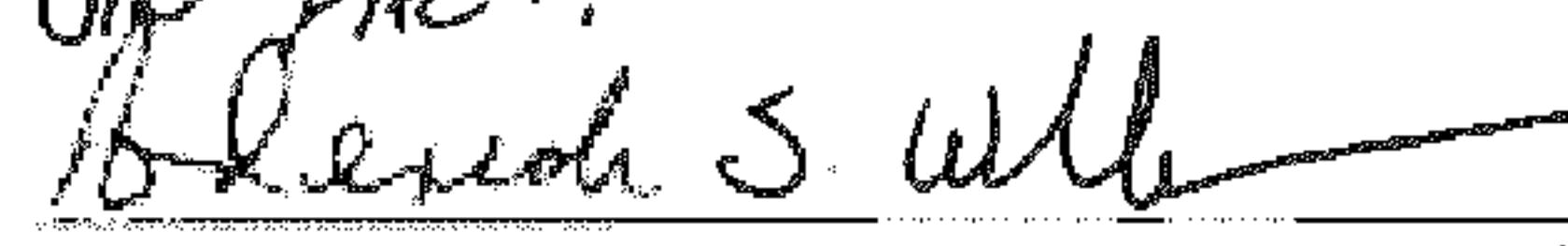
1. Taxes for the year 2024 and all subsequent years.
2. Existing easements, encroachments, encumbrances, restrictions, rights of way, building lines, and limitations, if any, of record.

TO HAVE AND TO HOLD to 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 grantee does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators, covenant with the said grantee, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seals(s), this 2nd day of October, 2024

 (SEAL)
Roderick S. Williams

Jean M. Williams, by her attorney
in fact,
 (SEAL)
Jean M. Williams, by her attorney in fact,
Roderick S. Williams

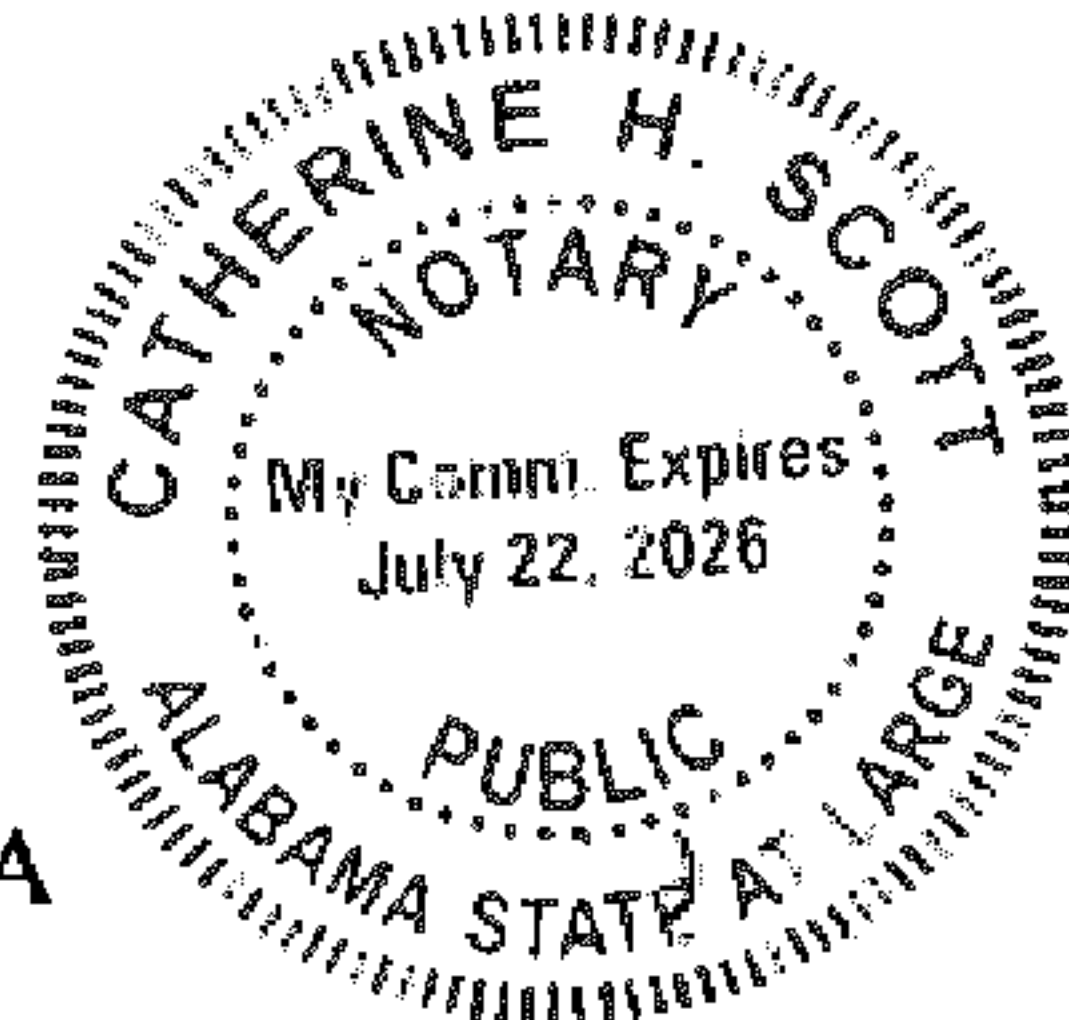
GENERAL ACKNOWLEDGEMENT

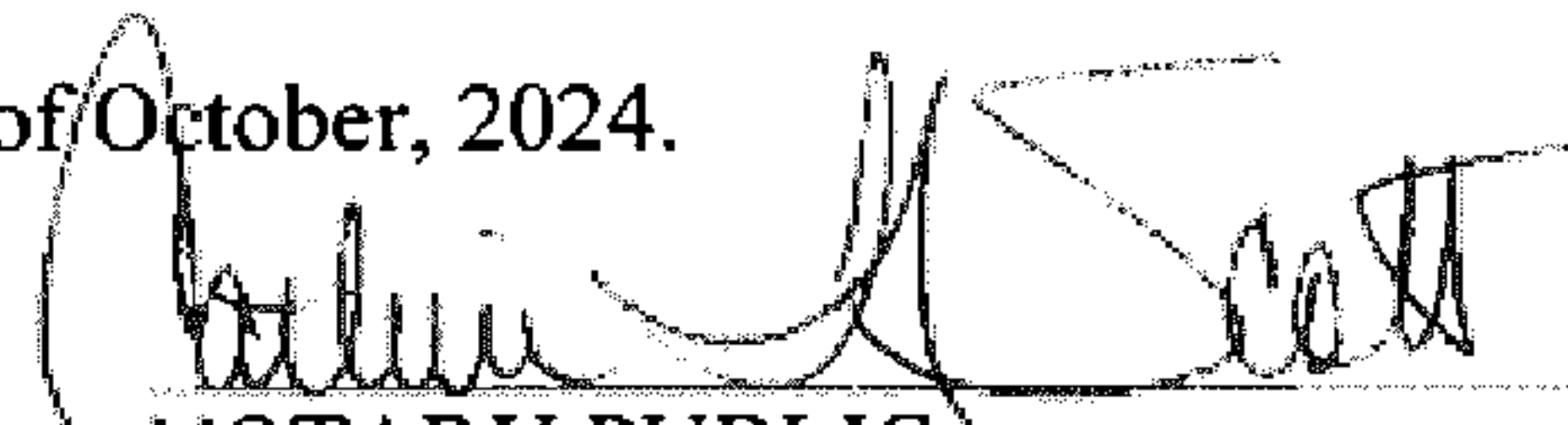
STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Roderick S. Williams, a married man, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of October, 2024.




NOTARY PUBLIC

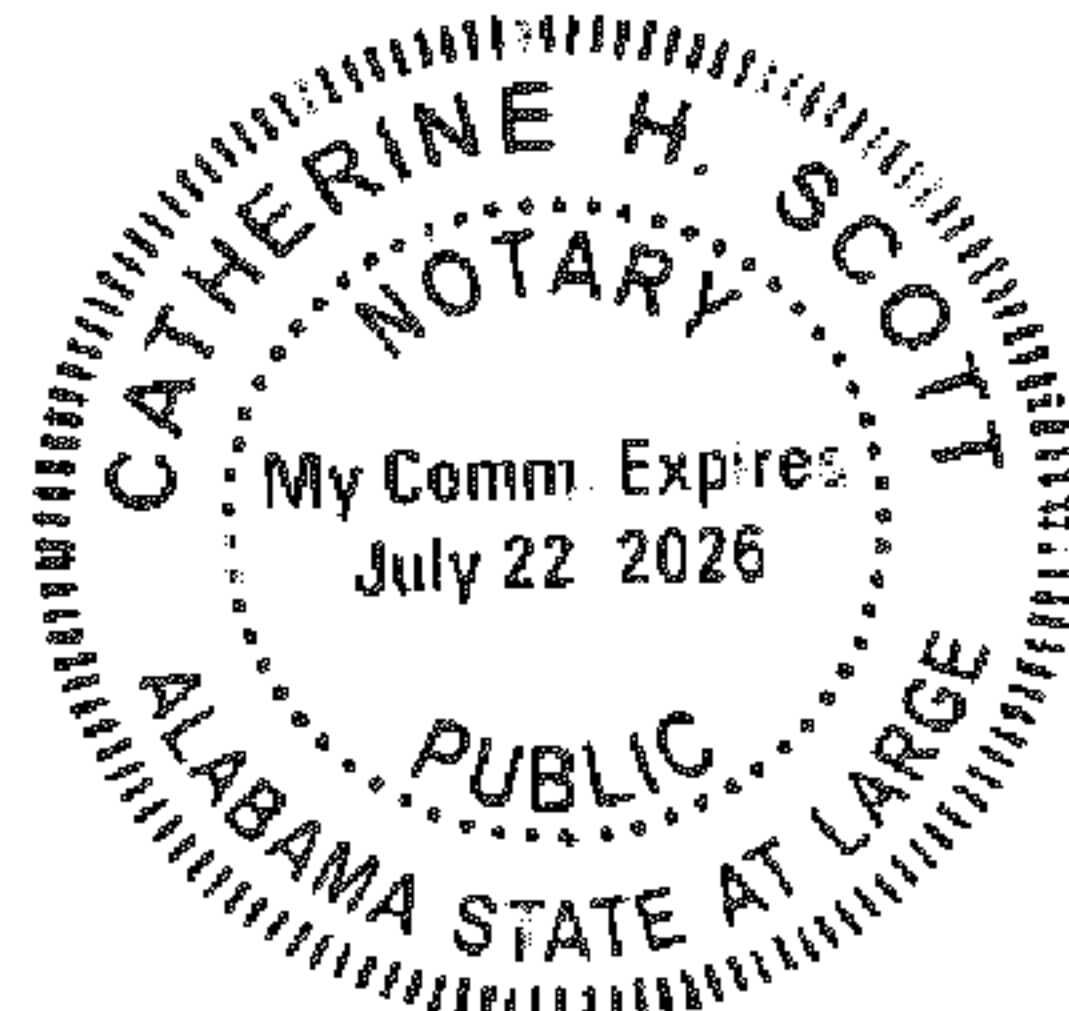
My Commission Expires: 7-22-2026

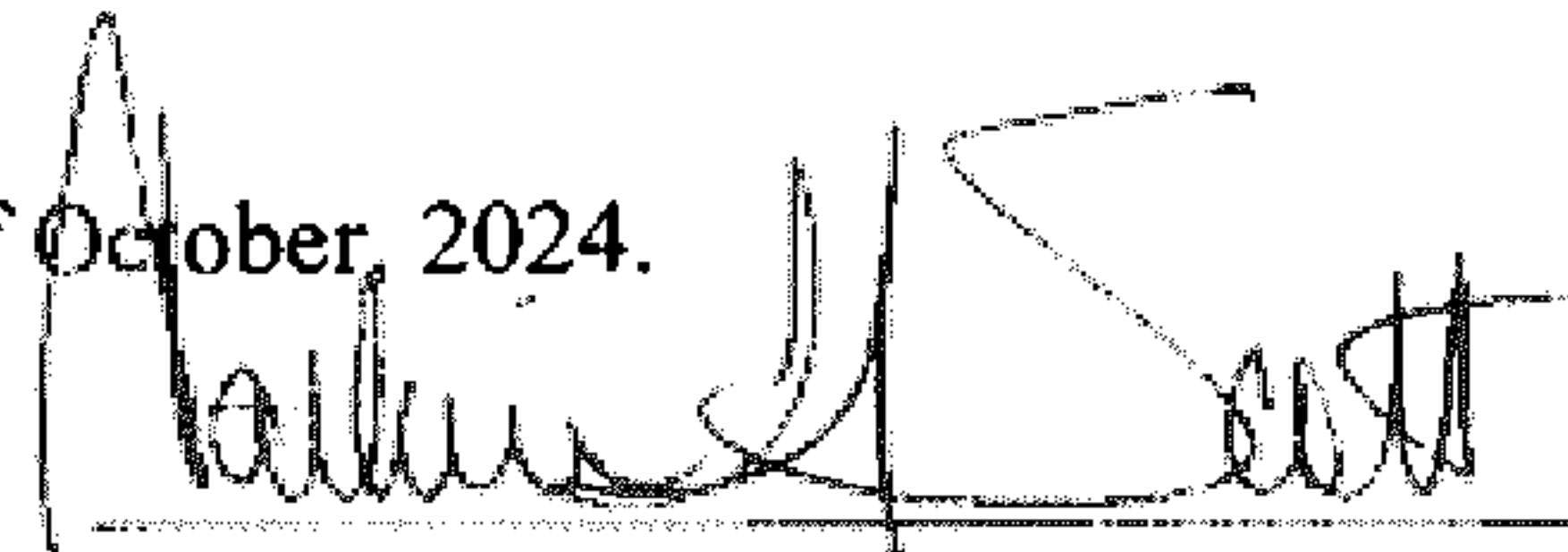
STATE OF ALABAMA

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Roderick S. Williams, whose name as attorney in fact for Jean M. Williams, a married woman is signed to the foregoing conveyance and who is known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance, he in his capacity as such attorney in fact, and with full authority executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of October, 2024.




NOTARY PUBLIC

My Commission Expires: 7-22-2026

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>Roderick S. Williams and Jean M. Williams</u>	Grantee's Name	<u>Matthew Lee Shell and Lane Marie Shell</u>
Mailing Address	<u>2188 Autumn Cove Circle</u> <u>Fleming Island, FL 32003</u>	Mailing Address	<u>535 Mill Springs Circle</u> <u>Birmingham, AL 35244</u>
Property Address	<u>535 Mill Springs Circle</u> <u>Birmingham, AL 35244</u>	Date of Sale	<u>10 / 02 / 2024</u>
		Total Purchase Price	<u>\$679,000.00</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</u>

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 checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other _____
<input 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 10/2/2024

☐ Unattested

Print Roderick S. Williams
Sign Roderick S. Williams
(Grantor/Grantee/Owner/Agent) circle one

(verified by)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/02/2024 10:35:51 AM
\$707.00 BRITTANI
20241002000308350

Form RT-1

Alvin S. Boyd