



20241004000311800 1/4 \$124.50
Shelby Cnty Judge of Probate, AL
10/04/2024 01:33:02 PM FILED/CERT

**STATE OF ALABAMA
COUNTY OF SHELBY**

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That **MATTIE PEARL RYAN and DONALD JOSEPH RYAN, a married couple** (the "Grantors"), for and in consideration of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged to have been paid to Grantors by **MATTIE PEARL RYAN, DONALD JOSEPH RYAN AND AMANDA RICHARDSON PINKE** (the "Grantees"), do hereby grant, bargain, sell and convey (a) a life estate interest, with an absolute power of disposition in and to the hereinafter described real property, unto both **MATTIE PEARL RYAN and DONALD JOSEPH RYAN**, which said Grantors hereby expressly reserve unto themselves, and (b) a remainderman interest in and to the hereinafter described real property unto **AMANDA RICHARDSON PINKE**, her heirs and assigns, subject to the provisions hereinafter contained, the following described real estate situated in Shelby County, Alabama, to wit:

Lot 104, according to the Survey of Beaver Creek Preserve, Second Sector, as recorded in Map Book 26, page 54, in the Probate Office of Shelby County, Alabama.

PROPERTY ADDRESS: 205 Beaver Trail, Pelham, AL 35124

TOGETHER WITH all and singular the rights, privileges, tenements, hereditaments, appurtenances thereunto belonging, or in anywise appertaining.

EXCEPTING THEREFROM all interests in and to all oil, gas and other minerals in, on and/or under said real property, together with all rights in connection therewith, as have previously been granted, reserved, leased or conveyed to others; it being the intention of the Grantors to convey only the interest Grantors own therein, if any.

This conveyance is subject to any applicable easements, setback line requirements, reservations and restrictions which are of public record in the Office of the Judge of Probate of Shelby County, Alabama, to any present encroachments thereon, if any, and to the lien of real property taxes hereinafter falling due.

TO HAVE AND TO HOLD (a) a life estate interest, with an absolute power of disposition in and to the real property conveyed herein, unto both Mattie Pearl Ryan and Donald Joseph Ryan, and (b) a remainderman interest in and to the real property conveyed herein unto Amanda Richardson Pinke, her heirs and assigns, subject to the life estates reserved herein by Mattie Pearl Ryan and Donald Joseph Ryan unto themselves, in fee simple, forever.

Shelby County, AL 10/04/2024
State of Alabama
Deed Tax: \$92.50



20241004000311800 2/4 \$124.50
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And Grantors, for themselves and for their heirs, executors, and assigns covenant with Grantees, their heirs and assigns, that they are lawfully seized in fee simple of said premises; that the real property is free from all encumbrances, unless otherwise noted herein; that they have a good right to sell and convey the same; that they and their heirs, executors and assigns shall warrant and forever defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons, claiming by, through or under Grantors.

1st IN WITNESS WHEREOF, Grantors hereby execute this Statutory Warranty Deed as of the day of October, 2024.

Mattie Pearl Ryan
MATTIE PEARL RYAN

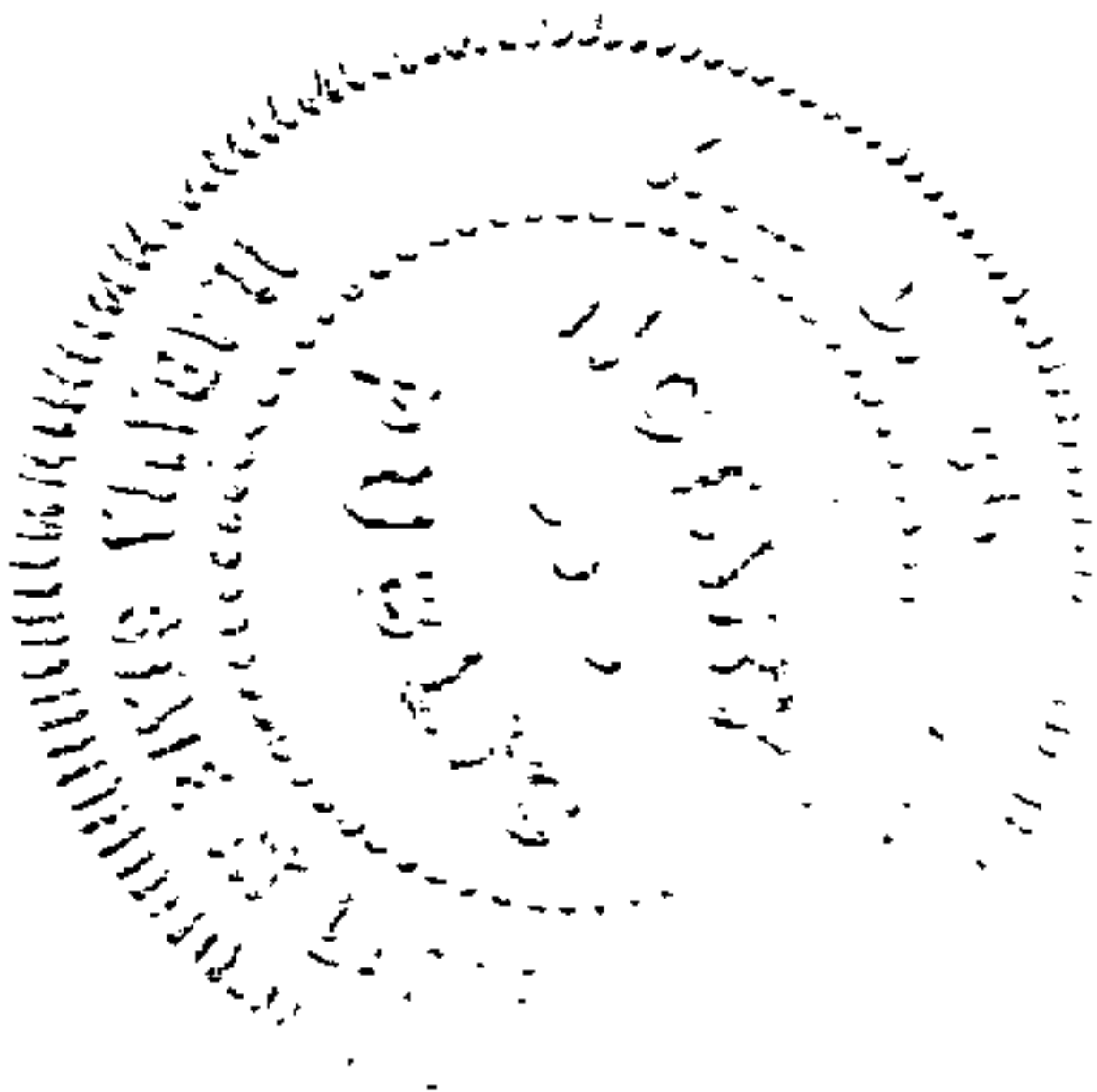
Donald Joseph Ryan
DONALD JOSEPH RYAN

STATE OF ALABAMA
COUNTY OF Jefferson

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that **MATTIE PEARL RYAN**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents herein, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of October, 2024.

[SEAL]



Kim D. Cummins
Notary Public
My Commission expires: May 17, 2027



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STATE OF ALABAMA

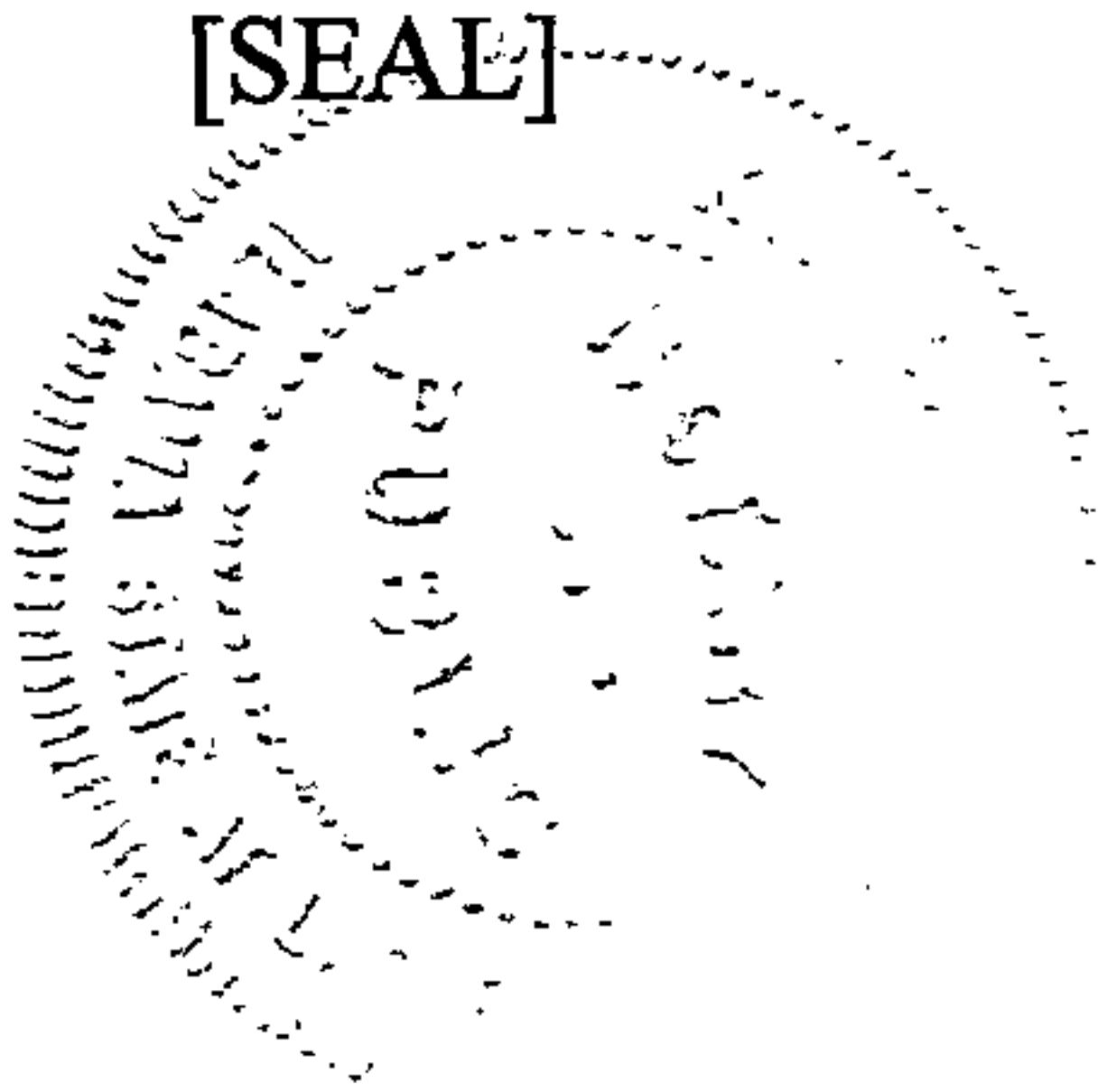
COUNTY OF Jefferson

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that **DONALD JOSEPH RYAN**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents herein, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of October, 2024.

Kim D. Cummins
Notary Public
My Commission expires: May 17, 2027

[SEAL]



This instrument prepared by:

Amy Niesen, Attorney at Law | 600 North 20th Street | Birmingham, Alabama 35203

Note/Disclaimer: Preparer has served as scrivener only, with information as provided. No examination of title has been made for purposes of this conveyance and no legal opinion, representation or tax advice has been rendered with respect hereto.



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REAL ESTATE SALES VALIDATION FORM

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

Grantor Name:	Mattie Pearl Ryan & Donald Joseph Ryan	Grantee Name:	Mattie Pearl Ryan, Donald Joseph Ryan & Amanda Richardson Pinke
Mailing Address:	205 Beaver Trail Pelham, AL 35124	Mailing Address:	205 Beaver Trail Pelham, AL 35124 3742 James Hill Circle Hoover, AL 35226
Property Address:	205 Beaver Trail Pelham, AL 35124	Date of Sale:	N/A
		Total Purchase Price: Or Actual Value: Or Assessor's Market Value: \$92,200.00 (1/3 interest)	

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
☒ Tax Assessor Records

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 valuations, 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 the Code of Alabama 1975 40-22-1(h).

Date: 10-1-2024
☐ Unattested

Amanda Pinke
Grantor/Grantee/Agent (circle one)