

**TITLE NOT EXAMINED BY PREPARER.**

Information required by Section 40-22-1, Alabama Code (1975), in lieu of completion and recordation of Real Estate Sales Validation Form:

Grantors' Mailing Address:

1918 Seattle Slew Drive

Helena, AL 35080

Date of Conveyance: October 3, 2024

Consideration:

Value \$ 322,700.00

Grantee's Mailing Address:

1918 Seattle Slew Drive

Helena, AL 35080

Property Address:

1918 Seattle Slew Drive

Helena, AL 35080

This instrument was prepared by Jonathan M. Welch, PC, Attorney at Law, 1925 Rainbow Drive, Gadsden, Alabama 35901.

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

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:



20241009000317970 1/2 \$349.00  
Shelby Cnty Judge of Probate, AL  
10/09/2024 03:35:44 PM FILED/CERT

FOR good and other valuable consideration, the receipt and sufficiency of which is acknowledged, We, **AMY SNOW WORTZ (f/k/a Amy M. Snow) and husband, CURTIS BERNARD WORTZ** [hereinafter referred to as "Grantors"] do grant, bargain, sell and convey unto **AMY SNOW WORTZ and husband, CURTIS BERNARD WORTZ**, [hereinafter referred to as "Grantees"], in the following described real estate in Shelby County, Alabama, for and during their joint lives 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:

Lot 38, according to the Survey of Dearing Downs 11<sup>th</sup> Addition as recorded in Map Book 15, Page 90, in the Probate Office of Shelby County, Alabama.

[SOURCE OF TITLE: Warranty Deed from Allyson Ryne Hosey and Justin Dewayne Hosey, wife and husband, dated December 27, 2017, recorded as ID: 20171229000462780, Probate Office, Shelby County, Alabama.]

The above-described property is conveyed subject to the following:

1. State and County ad valorem taxes for 2024 and subsequent years.
2. Any zoning ordinances and subdivision regulations of the governmental units in which the subject real property is located.


Shelby County, AL 10/09/2024  
State of Alabama  
Deed Tax: \$323.00

3. Any mineral and/or mining rights in the subject real property which have been heretofore reserved.
4. Any and all other easements, restrictions, rights of way and reservations of record.

TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And we do for ourselves and for our heirs and personal representatives covenant with the said Grantees, 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 and personal representatives shall warrant and defend the same to the said Grantee, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, We have hereunto set our hands and seals on October 3<sup>rd</sup>, 2024.

  
AMY SNOW WORTZ (f/k/a Amy M. Snow)

  
CURTIS BERNARD WORTZ



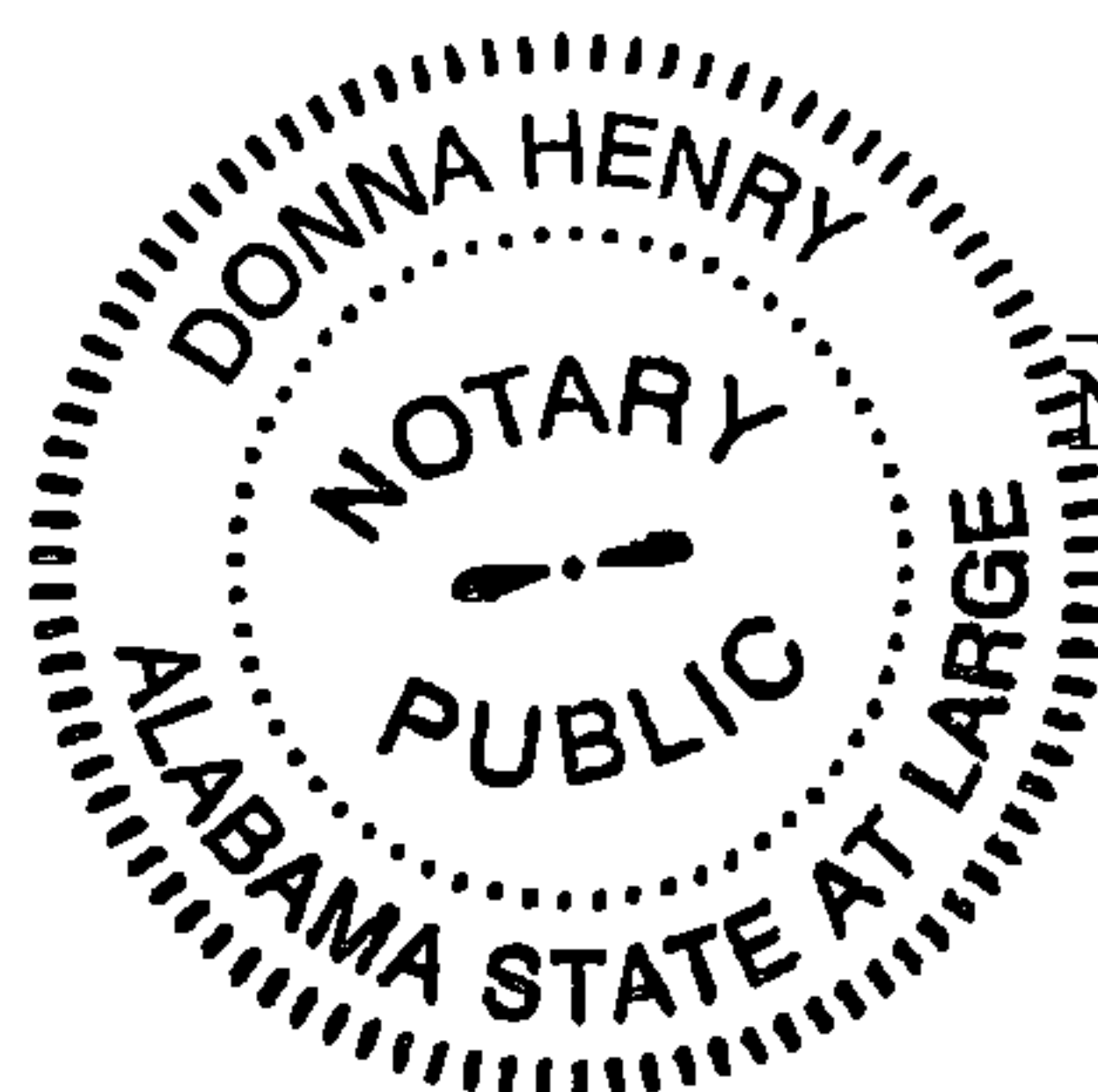
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STATE OF ALABAMA)

COUNTY OF ETOWAH)

I, the undersigned, a Notary Public in and for said County and State, hereby certify that AMY SNOW WORTZ (f/k/a Amy M. Snow) and husband, CURTIS BERNARD WORTZ, whose names are signed to the foregoing Warranty Deed, Joint With Right Of Survivorship, and who are known to me, acknowledged before me on this day that, being informed of the contents of the said Deed, they executed the same voluntarily on the day the same bears date.

Given under my hand on October 3<sup>rd</sup>, 2024.



  
NOTARY PUBLIC

My Commission Expires: 12/15/27