

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

STATE OF ALABAMA  
County of Shelby

Send Tax Notice To:  
JACOB CARTER and ABBY BLACKWELL  
7441 Wyndham Parkway  
Helena, AL 35080

Presents:

THAT IN CONSIDERATION OF TWO HUNDRED NINE THOUSAND NINE HUNDRED AND 00/100 (\$209,900.00 ) to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, we, CORY MATHEWS , A S, w, C PERSON (herein referred to as grantors) do grant, bargain, sell and convey unto JACOB CARTER, and ABBY BLACKWELL (herein referred to as GRANTEEES) as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

**LOT 274, ACCORDING TO THE SURVEY OF WYNDHAM WILKERSON SECTOR-PHASE III, AS RECORDED IN MAP BOOK 24, PAGE 66, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

Subject to Easements, Restrictions and rights of way of record.

Subject to Mineral and Mining rights of record.

\$203,603.00 of the Purchase price was obtained by a Purchase Money Mortgage filed simultaneously herewith

To Have And To Hold unto 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 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 Grantees, 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 Grantees, 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 seal(s), THIS THE 11<sup>TH</sup> DAY OF OCTOBER, 2024

UR hand(s) and seal(s), THIS THE 11<sup>TH</sup> DAY OF

A handwritten signature in black ink, appearing to read "Cory Mathews", is written over the line. The signature is fluid and cursive, with a distinct "C" at the beginning and an "a" at the end.

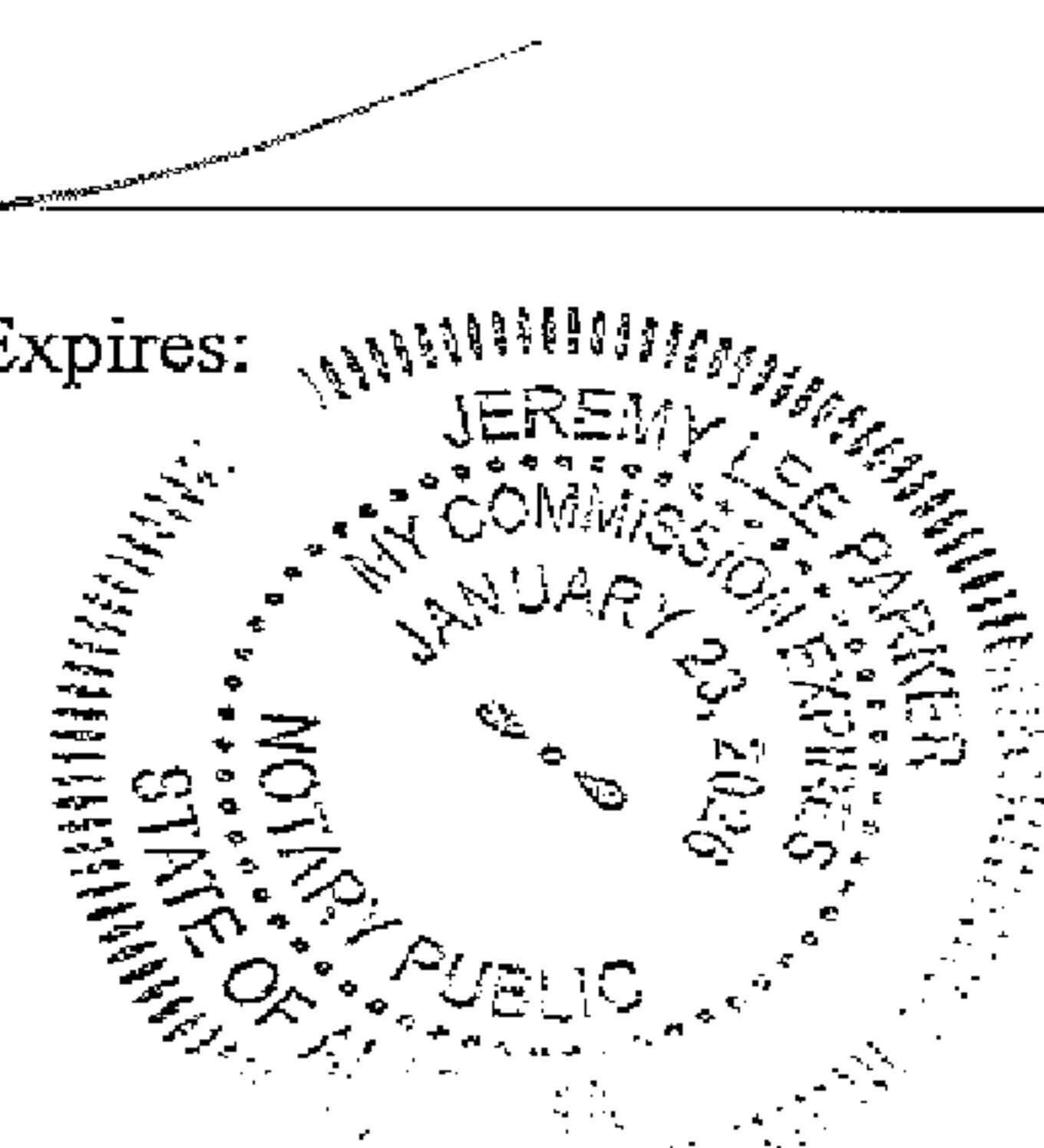
STATE OF **ALABAMA**  
COUNTY OF JEFFERSON

I, the undersigned a Notary Public in and for said County, in said State, hereby certify that CORY  
MATHEWS whose names are signed to the foregoing conveyance, and who is known to me, acknowledged  
before me on this day that, being informed of the contents of the conveyance, they executed the same  
voluntarily on the day the same bears date.

Given under my hand and official seal, this the 11th day of October, 2024.

Prepared By: Jeremy L. Parker  
Parker Law Firm, LLC  
1320 Alford Ave Ste 102  
Birmingham, AL 352226

Notary Public  
My Commission Expires:





Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 10/22/2024 09:32:14 AM  
 \$34.50 PAYGE  
 20241022000330220

*Allie S. Boyd*

Real Estate Sales Validation Form  
*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name	CORY MATHEWS	Grantee's Name	JACOB CARTER AND ABBY BLACKWELL
Mailing Address	7441 Wyndham Parkway Helena, AL 35080		7441 Wyndham Parkway Helena, AL 35080
Property Address	7441 Wyndham Parkway Helena, AL 35080	Date of Sale	October 11, 2024
		Total Purchase Price Or Actual Value Or Assessor's Market Value	\$209,900.00 \$ \$

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  Appraisal  
 Sales Contract  Other to  
 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.

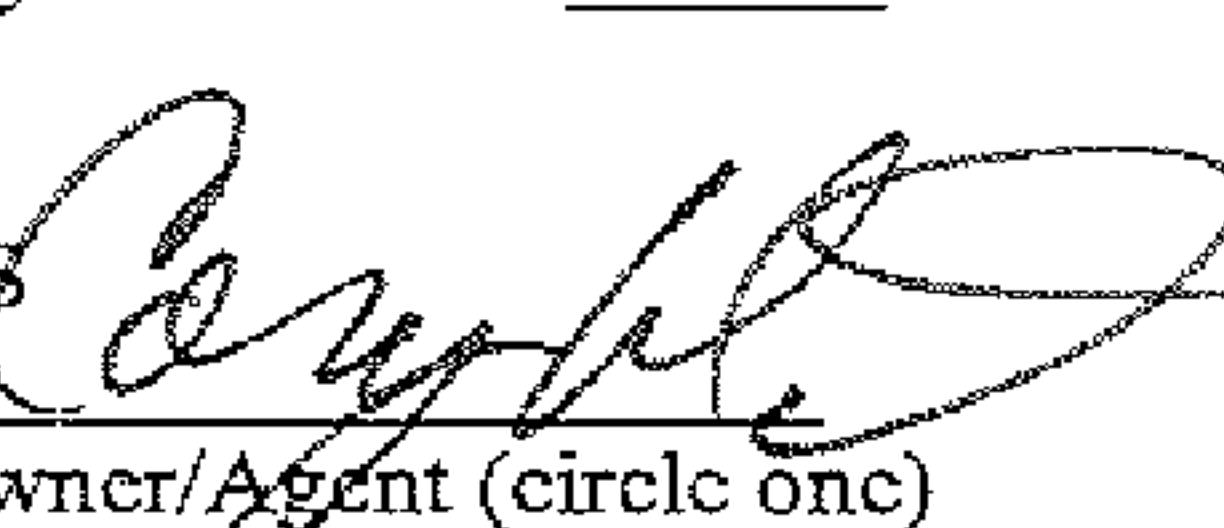
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

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: 10/11/2024

(verified by)

Print: CORY MATHEWS  
 Sign:   
 Grantor/Grantee/Owner/Agent (circle one)  
 Form RT-1