

This instrument was prepared by:
David P. Condon, P.C.
100 Union Hill Drive Suite 200
Birmingham, AL 35209

Send tax notice to:
Russell V. Windsor
5560 Double Oak Lane
Birmingham, AL 35242

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS

That in consideration of **FOUR HUNDRED FIFTY THOUSAND AND 00/100 Dollars (\$450,000.00)** to the undersigned grantor in hand paid by the grantees herein, the receipt and sufficiency of which is acknowledged, I,
Mary E. Kiker, an unmarried woman

(hereinafter referred to as “Grantor”) do grant, bargain, sell and convey unto

Russell V. Windsor and Katey C. Windsor

(hereinafter 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, Block 1, according to the Map and Survey of Cherokee Forest, First Sector, as recorded in Map Book 5, Page 17, in the Probate Office of Shelby County, Alabama.

Mary E. Kiker is one and the same as Mary E. Criss and Mary Earline Criss as shown in the durable power of attorney recorded herewith. By executing this deed as attorney in fact for Mary E. Kiker, Caren Kiker Blankenship affirms that Mary E. Kiker is still alive and has not revoked or modified the authority granted to her in the durable power of attorney recorded herewith.

- Subject to:
- (1) 2024 ad valorem taxes not yet due and payable;
 - (2) all mineral and mining rights not owned by the Grantor; and
 - (3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

TO HAVE AND TO HOLD unto 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 grantees herein survives the other, the entire interest in fee simple shall pass to the surviving grantees, 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 do for myself and for my heirs, executors, and administrators covenant with Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have set my hand and seal, this 11th day of October, 2024

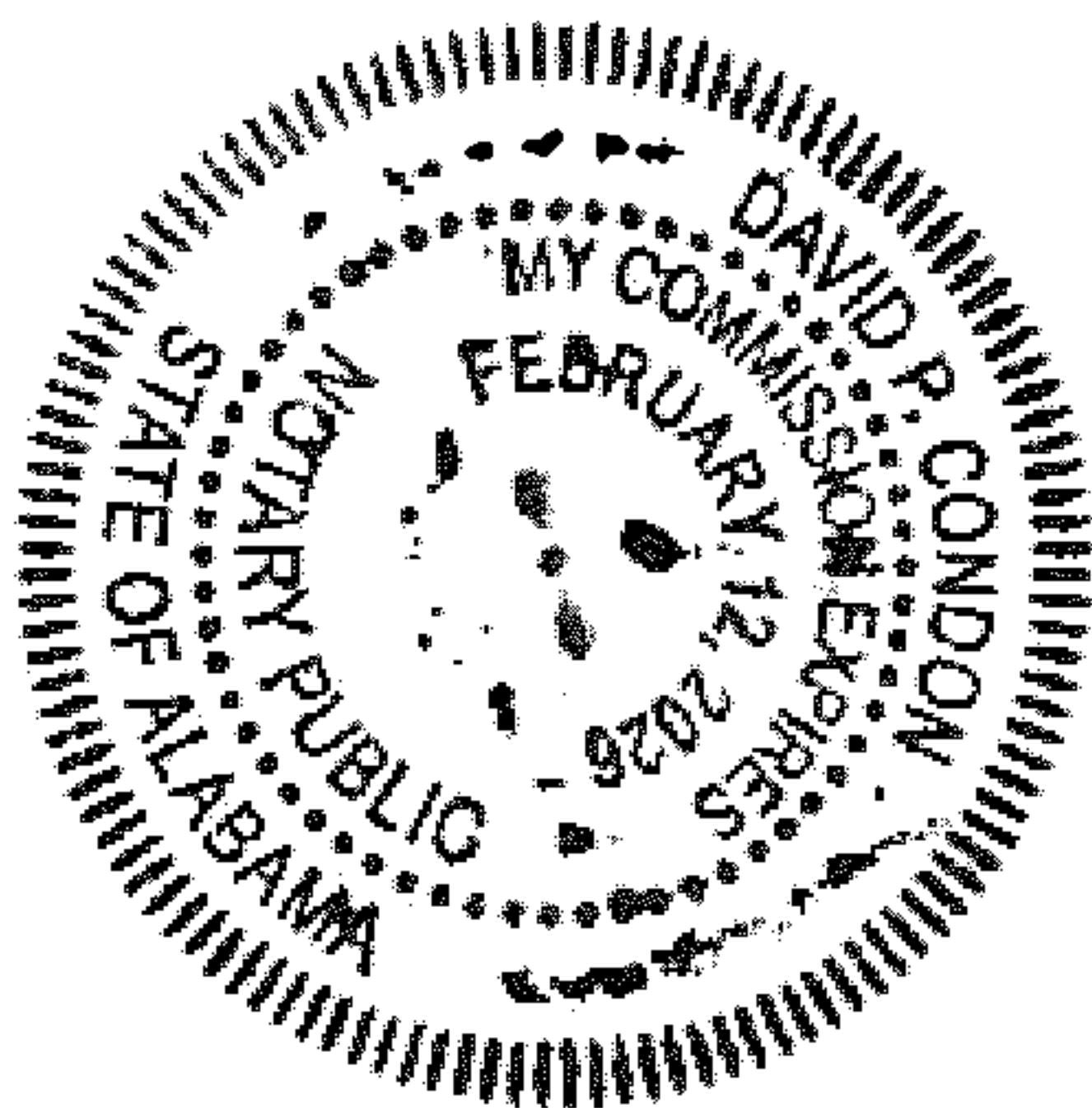
Mary E. Kiker by Caren Kiker Blankenship
Mary E. Kiker by Caren Kiker Blankenship, her Attorney-In-Fact

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Caren Kiker Blankenship, as attorney in fact for Mary E. Kiker, 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 of the conveyance, she, in her capacity as attorney in fact for Mary E. Kiker, executed the same voluntarily on the day the same bears date.

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

David P. Condon
Notary Public: David P. Condon
My Commission Expires: 02.12.2026



Real Estate Sales Validation Form

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

Grantor's Name
Mailing Address

Mary E. Kiker
5532 Double Oak Lane
Birmingham, AL 35242

Grantee's Name
Mailing Address

Russell V. Windsor and Katey C. Windsor
5560 Double Oak Lane
Birmingham, AL 35242

Property Address

5532 Double Oak Lane
Birmingham, AL 35242

Date of Sale

10/11/24

Total Purchase Price

\$450,000.00

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

☐ Appraisal

☐ Sales Contract

☐ Other

☒ 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

10/11/24

☐ Unattested

(verified by)

Print

David Condon

Sign

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/07/2024 11:11:21 AM
\$476.00 DANIEL
20241107000347590

Form RT-1

Allen S. Bayl