

This instrument was prepared by:
Matthew Kidd
Kidd & Company, I.L.C
3138 Cahaba Heights Road
Birmingham, Alabama 35243

Send Tax Notice To:
Brannon Forbus and Keri Reagan-Hayes
Forbus
273 Narrows Dr.
Birmingham, AL35242

WARRANTY DEED – Joint Tenants With Right of Survivorship

STATE OF ALABAMA)

COUNTY OF SHELBY)

That in consideration of **THREE HUNDRED TWENTY TWO THOUSAND NINE HUNDRED AND 00/100 DOLLARS (\$322,900.00)** to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is hereby acknowledged, I,

Judson L. Fleming, a married individual

(herein referred to as Grantor) does hereby grant, bargain, sell and convey unto,

Brannon Forbus and Keri Reagan-Hayes Forbus

(herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 100, ACCORDING TO THE AMENDED MAP OF FINAL RECORD PLAT OF NARROWS PEAK SECTOR, AS RECORDED IN MAP BOOK 31, PAGE 125 A & B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO ALL MATTERS OF RECORD

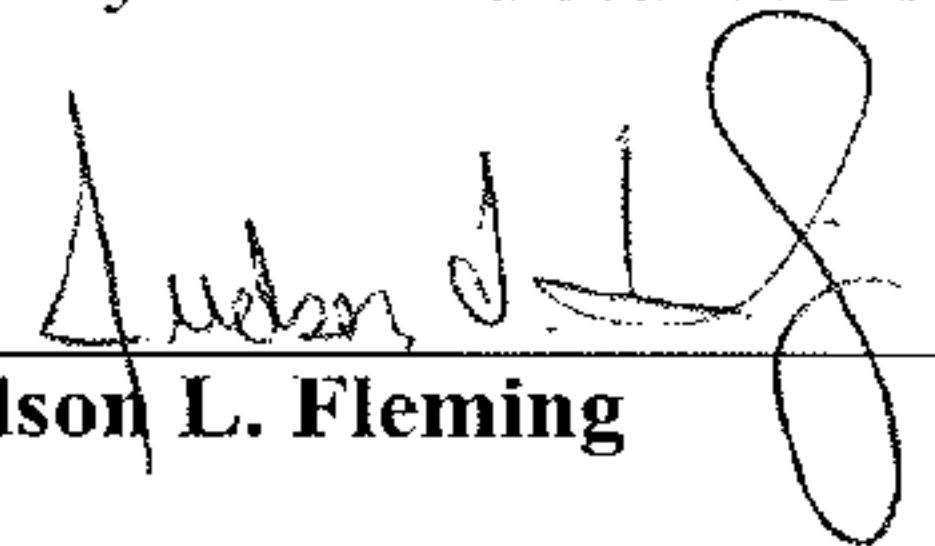
\$250,900.00 of the purchase price recited above has been paid from the proceeds of a mortgage loan closed simultaneously herewith.

Note: This is not the homestead of the Grantor nor their spouse as defined in the Code of Alabama Section 6-10-3.

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 do for myself and for my heirs, executors, and administrators covenant with the said Grantee, his/her 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 the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

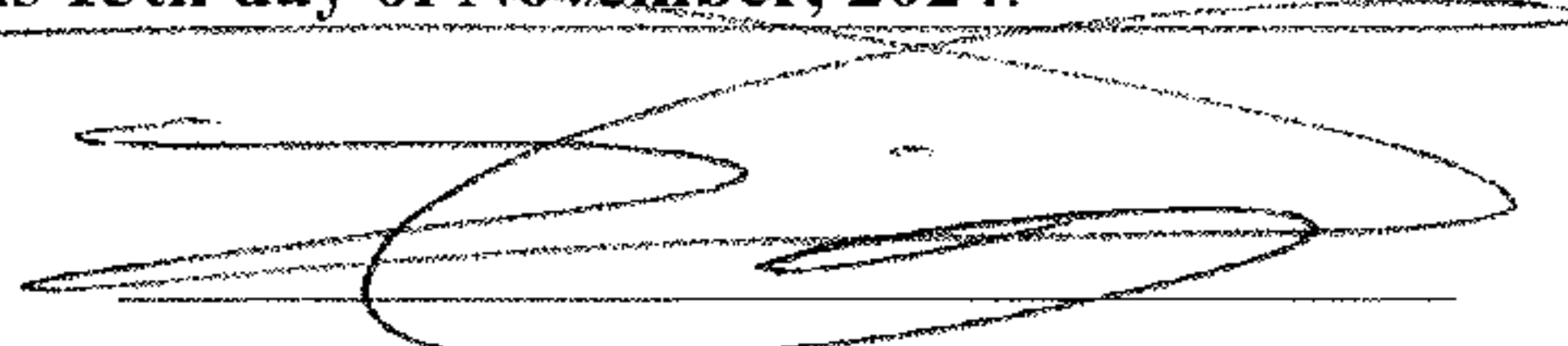
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 15th day of November, 2024.


Judson L. Fleming

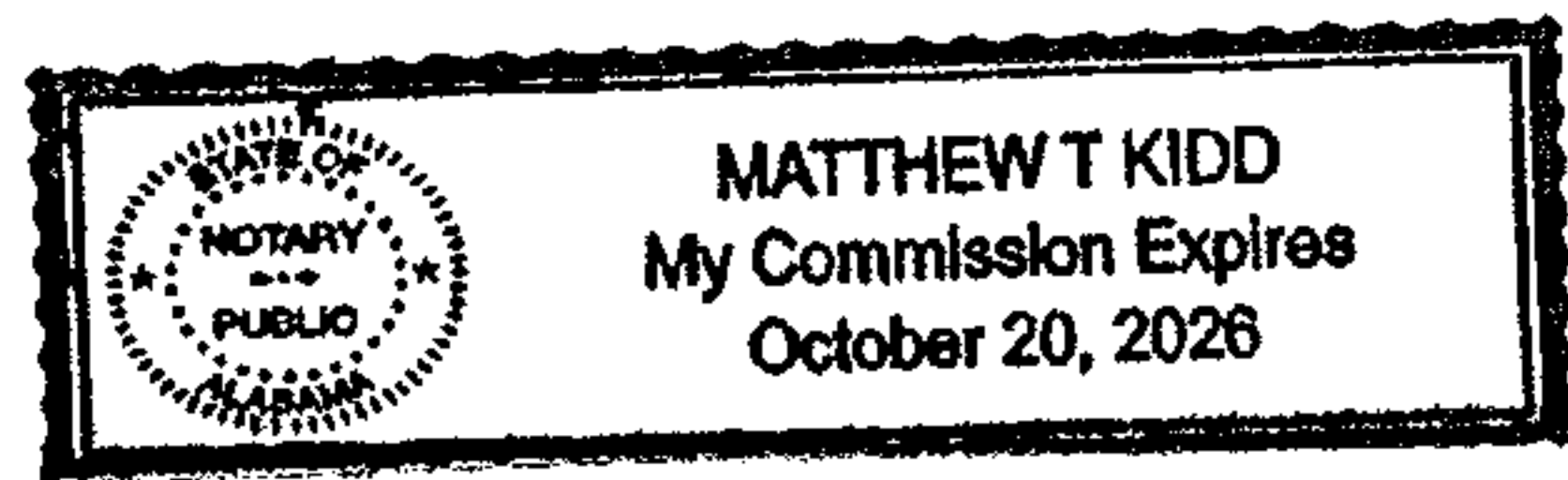
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Judson L. Fleming**, 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, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this ~~15th~~ day of November, 2024.


Notary Public

My Commission Expires:



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

Grantor's Name Judson L. Fleming
 Mailing Address 208 Highland View Dr.
Birmingham, AL. 35242

Property Address 273 Narrows Dr.
Birmingham, AL 35242

Grantee's Name Brannon Forbus and Keri Reagan-Hayes Forbus

Mailing Address 273 Narrows Dr.
Birmingham, AL 35242

Date of Sale 12 / 15 / 24

Total Purchase Price \$322,900.00

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
☐ Sales Contract
☒ Closing Statement

☐ Appraisal
☐ Other: _____

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: 12 / 15 / 24

☒ Unattested

(verified by) _____

Print: Shannon Anderson

Sign: Shannon Anderson

(Grantor/Grantee/ Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/18/2024 03:20:29 PM
\$100.00 BRITTANI
20241118000357730

Allen S. Boyd