

Send Tax Notice to:

WARRANTY DEED WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TEN Dollars (\$10.00) and other consideration to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, **James L. Dickinson, Jr., an unmarried man** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **David Lee Foster, a married man, and his wife, Melissa Pratt Foster** (herein referred to as grantees), as joint tenants with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

Land in Shelby County, Alabama, being Lot No. 1939, Survey of Dunrobin at Ballantrae, Phase 3, of record in Map Book 43, Page 118, Probate Office for Shelby County, Alabama, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to James L Dickinson, Jr, by Corporation Warranty Deed from DAL Properties, LLC, dated May 30, 2014, of record in Instrument No. 20140602000165240, in the Probate Office for Shelby County, Alabama.

TO HAVE AND TO HOLD to 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 grantee 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, 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 the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

Property Address: 302 Dunrobin Circle, Pelham, AL 35124

IN WITNESS WHEREOF, I have hereunto set my hand and seals, this 4 day of December, 2024.

James L. Dickinson Jr.
James L. Dickinson, Jr.

STATE OF ALABAMA)
Jefferson COUNTY) GENERAL ACKNOWLEDGEMENT

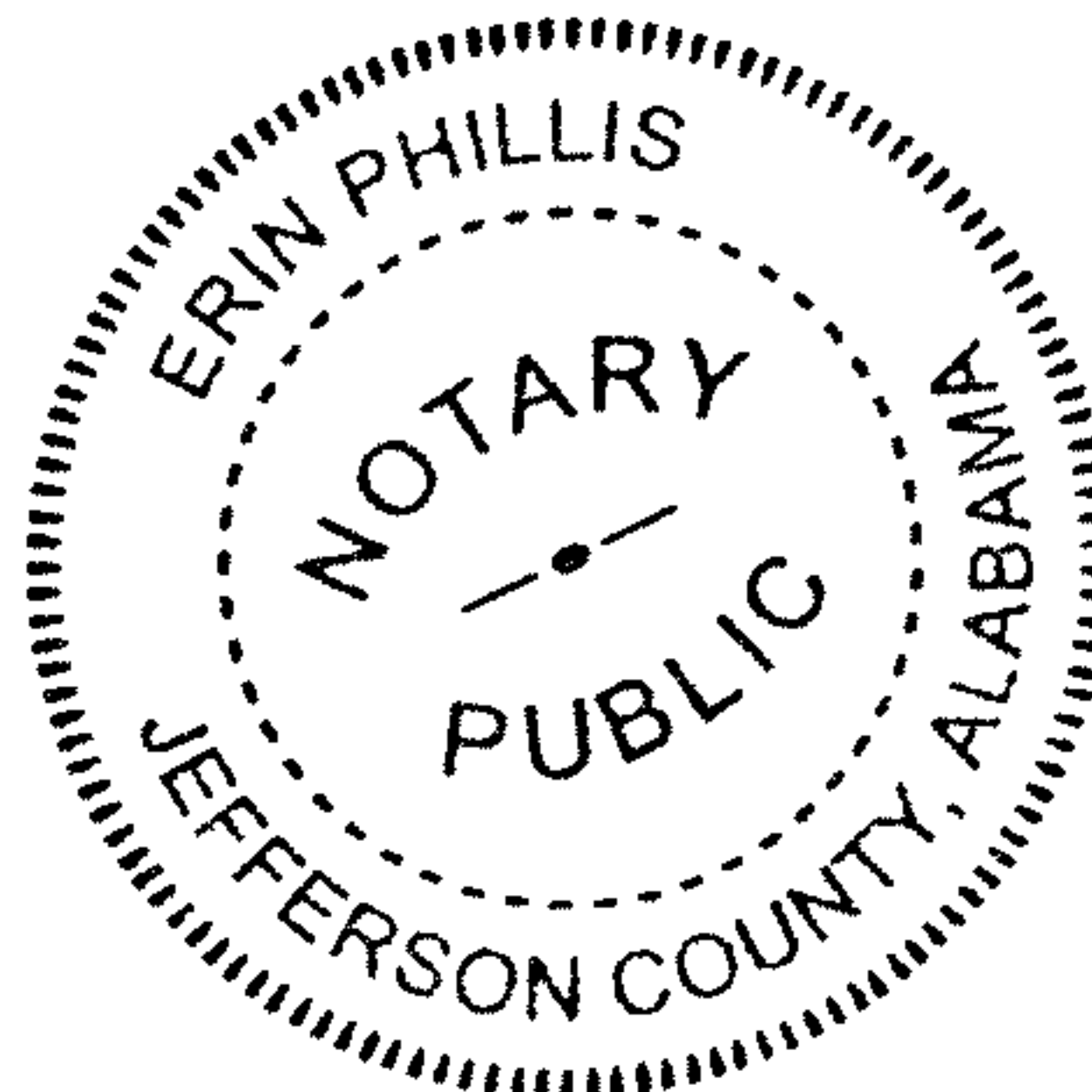
I, Erin Phillis, a Notary Public in and for said County, in said State, hereby certify that James L. Dickinson, Jr., whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this date that, being informed of the contents of the conveyance, she executed the same voluntarily on the same date.

Given under my hand and official seal this 4 day of December, 2024.

Erin Phillis
NOTARY PUBLIC

My Commission Expires: 10/1/28

THIS INSTRUMENT PREPARED BY
FREEMAN FITE
THE FITE LAW FIRM, LLC
Post Office Box 368
Anniston, Alabama 36202
Phone: 256-231-9330



Real Estate Sales Validation Form

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

Grantor's Name:	James L Dickinson, Jr	Grantee's Name:	David Lee Foster and Melissa Pratt Foster
	5532 Colony Ln		302 Dunrobin Circle
Mailing Address:	Hoover AL	Mailing Address:	Pelham, AL
	35226		35124

Property Address:	302 Dunrobin Circle	Date of Sale:	12/06/24
	Pelham, AL 35124	Total Purchase Price	432,000.00
		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.

Dale 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 the 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: 12/4/24

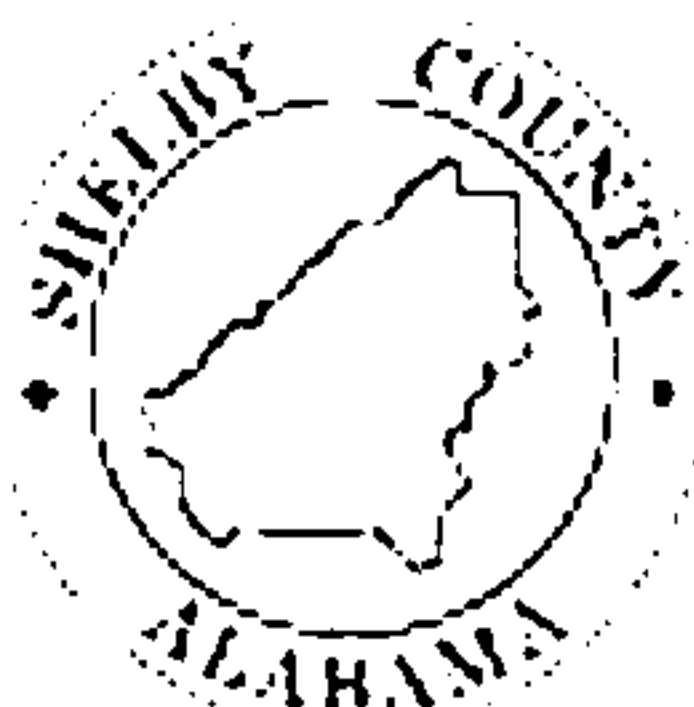
Print:

Unattested:

(verified by)

Sign:

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/04/2024 03:31:16 PM
\$60.00 JOANN
20241204000374100

Form RT-1

Allen S. Bayal