

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS THAT ADRIAN RHINEHART, a married man, joined by his spouse, STARSHA RHINEHART (herein, "Grantor"), whose address is 1257 Kensington Boulevard, Calera, AL 30540, for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby REMISES, RELEASES, QUITCLAIMS AND CONVEYS to ADRIAN RHINEHART and STARSHA RHINEHART, husband and wife (together herein, "Grantees"), as joint tenants with right of survivorship, whose address is 1257 Kensington Boulevard, Calera, AL 30540, all of Grantors' interest in and to that real property in Shelby County, Alabama, described as follows:

REAL PROPERTY TAX: \$ 0 due and payable by December 31st of the current year

THIS CONVEYANCE IS MADE SUBJECT TO any and all real property taxes which may be due and payable with respect to said property, and all restrictive covenants, easements, rights-of-way, and prior mineral reservations, if any, applicable to said property of record in the Office of the Judge of Probate of Shelby County, Alabama.

This property is not the homestead real property of Grantors.

IN WITNESS WHEREOF, the undersigned has hereunto set hand and seal on this 29 day of October, 2024

GRANTOR:

Adrian Rhinehart (SEAL)
Adrian Rhinehart

STATE OF Alabama
COUNTY OF Shelby

I, Chantel Foxhall, the undersigned Notary Public in and for said State and County, hereby certify that Adrian Rhinehart, a married man, 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 said conveyance, said person executed the same voluntarily on the day the same bears date.

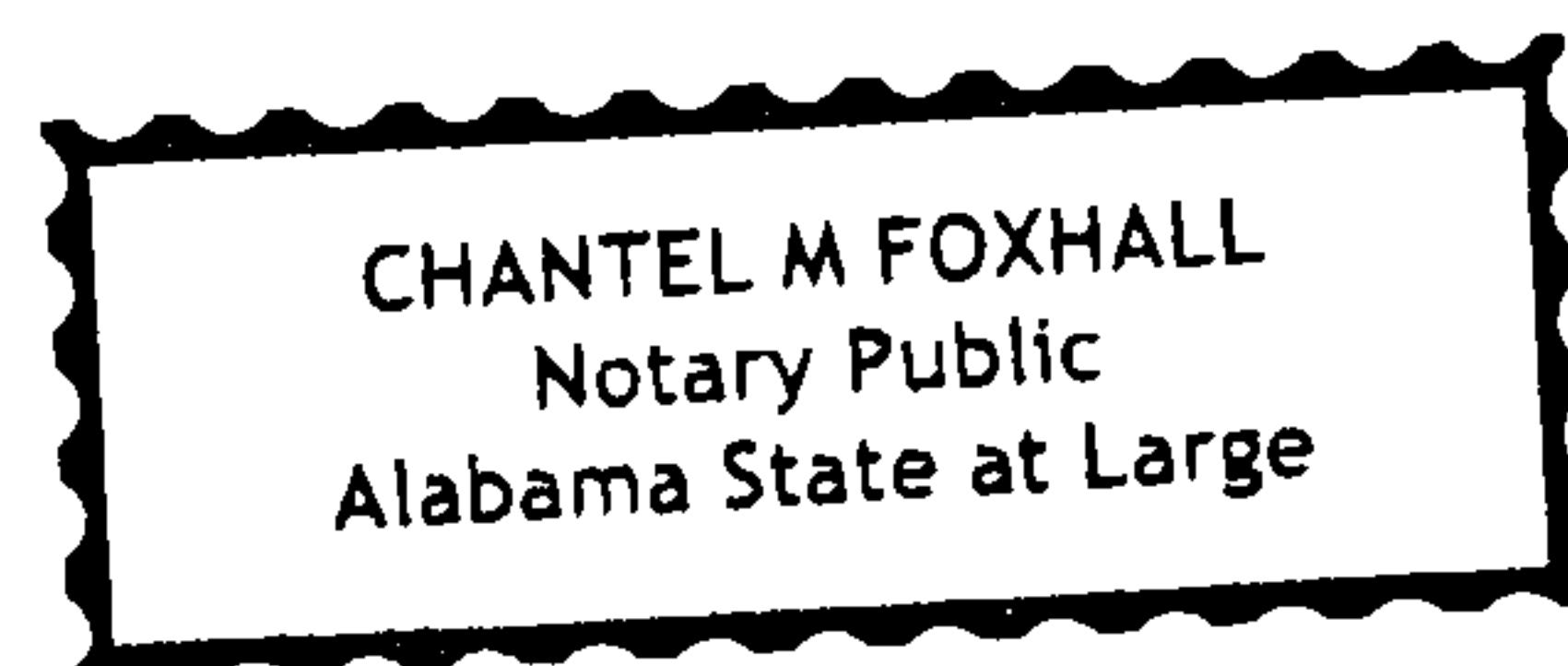
Given under my hand and official seal this 29 day of October, 2024.

[Affix Notary Seal]

Chantel M Foxhall

SIGNATURE OF NOTARY PUBLIC

My commission expires: 1-5-2028



GRANTOR:

Starsha Rhinehart (SEAL)
Starsha Rhinehart ~~SW~~
Worthey

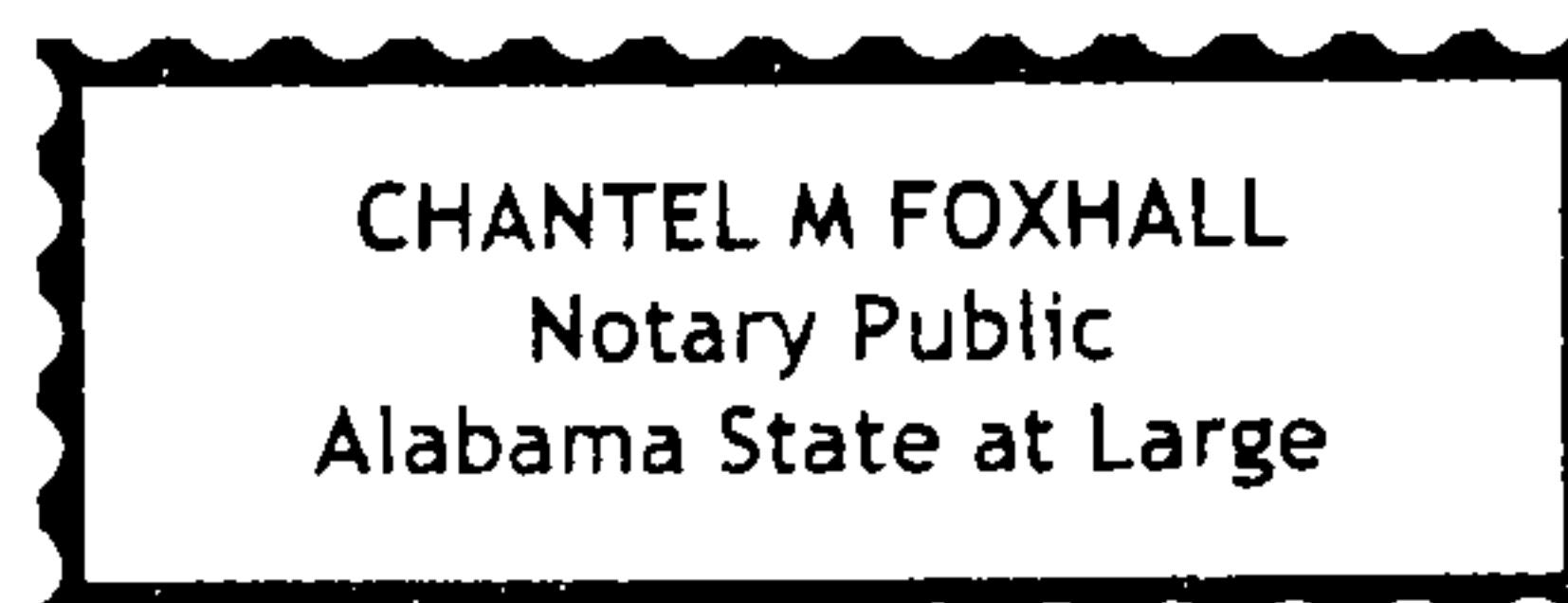
STATE OF Alabama
COUNTY OF Sherby

I, Chantel Foxhall, the undersigned Notary Public in and for said State and County, hereby certify that Starsha Rhinehart a married woman, 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 said conveyance, said person executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29 day of October, 2024.

[Affix Notary Seal]

Chantel M Foxhall
SIGNATURE OF NOTARY PUBLIC
My commission expires 5.2020



This instrument was prepared by:

STEVEN A. WILLIAMS, ESQ.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

When recorded, please mail to:

KRISTEN BRITTON
MADISON SETTLEMENT SERVICES, LLC
580 CARLISLE STREET
SUITE B
HANOVER, PA 17331

The Grantee's address is:

ADRIAN RHINEHART ~~is~~
STARSHA ~~RHINEHART~~ Worthey
1257 KENSINGTON BOULEVARD
CALERA, AL 30540

EXHIBIT A

[Legal Description]

LOT 92, ACCORDING TO THE SURVEY OF KENSINGTON PLACE, PHASE I, SECTOR I, AS RECORDED IN MAP BOOK 37, PAGE 147, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 12/06/2024 02:21:14 PM
 \$252.00 JOANN
 20241206000376810

Allen S. Beyle

Real Estate Sales Validation Form

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

Grantor's Name Adrian Rhinehart and Starsha Rhinehart
 Mailing Address 1257 Kensington Blvd
Calera, AL 35040

Grantee's Name Adrian Rhinehart and Starsha Worthey
 Mailing Address 1257 Kensington Blvd
Calera, AL 35040

Property Address 1257 Kensington Blvd
Calera, AL 35040

Date of Sale 10/29/2024

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$

216,800.00
~~21,680.00~~ (2)

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 10/29/2024

Print Geralyn Donnelly

☒ Unattested

(verified by)

Sign

Geralyn Donnelly
 (Grantor/Grantee/Owner/Agent) circle one

Form RT-1