

Send Tax Notice to:

\_\_\_\_\_  
\_\_\_\_\_

**WARRANTY DEED WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA )

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY )

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, we, **Sarah Lynn Wattenbarger, a married woman, and her husband, Christopher Richardson** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Philip Barr, a married man, and his wife, Sarah Barr** (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. 3, Block 5, Amended Map of Wyngate, First Sector, of record in Map Book 11, Page 81, as amended in Map Book 12, Page 1, 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 Sara Lynn Wattenberger and Christopher Richardson, by Warranty Deed with Joint Right of Survivorship from Jeremy Arthur Headley and Jennifer C Headley, husband and wife, dated June 7, 2022, of record in Instrument NO. 20220610000231970, 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 we do for ourselves and for our heirs, executors, and administrators, covenant with the said grantee, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our 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.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 10th day of December, 2024.

Property Address: 3500 Wyngate Drive, Birmingham, AL 35242

*Christopher Richardson*

**Christopher Richardson**

*Sarah Lynn Wattenbarger*

**Sarah Lynn Wattenbarger**

STATE OF ALABAMA )

GENERAL ACKNOWLEDGEMENT

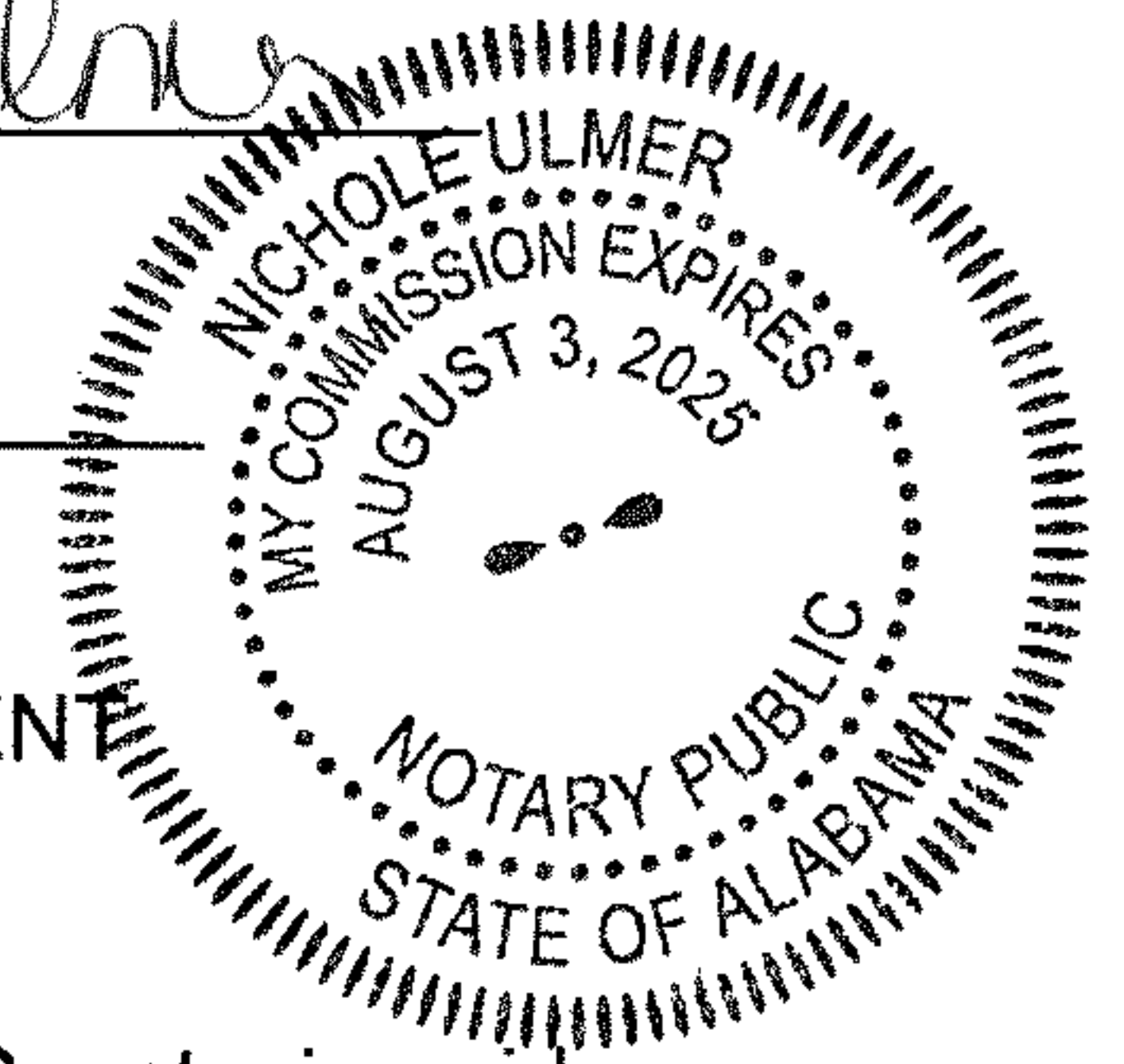
Baldwin COUNTY )

I, Nichole Ulmer, a Notary Public in and for said County, in said State, hereby certify that **Christopher Richardson**, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6<sup>th</sup> day of December, 2024.

*Nichole Ulmer*  
NOTARY PUBLIC

My Commission Expires: August 3, 2025



STATE OF ALABAMA )

GENERAL ACKNOWLEDGEMENT

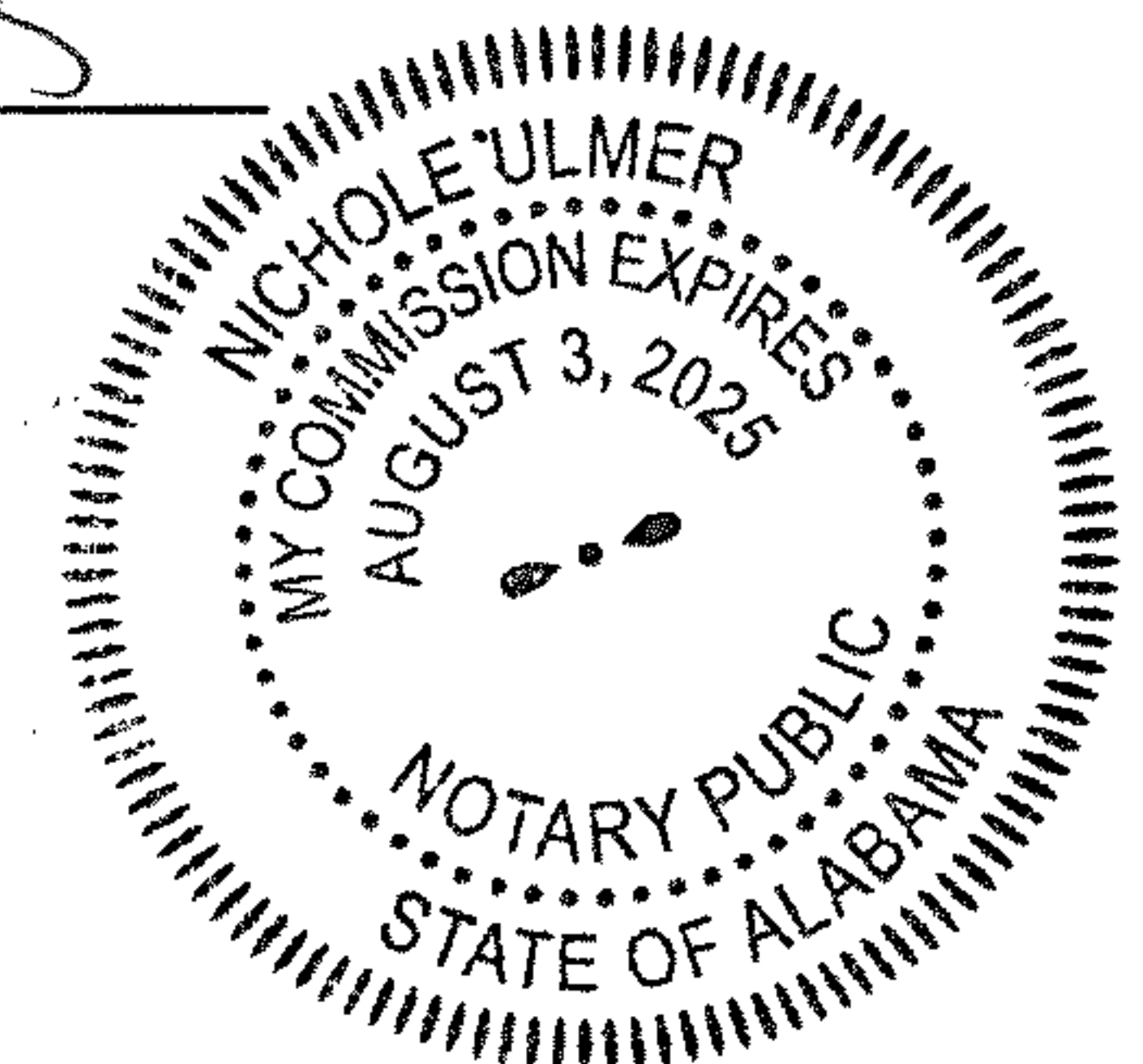
Baldwin COUNTY )

I, Nichole Ulmer, a Notary Public in and for said County, in said State, hereby certify that **Sarah Lynn Wattenbarger**, 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 day the same bears date.

Given under my hand and official seal this 6<sup>th</sup> day of December, 2024.

*Nichole Ulmer*  
NOTARY PUBLIC

My Commission Expires: August 3, 2025



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:	Sarah Lynn Wattenbarger and Christopher Richardson	Grantee's Name:	Philip Barr and Sarah Barr
	8		3500
Mailing Address:	Summer Ln - Fairhope, AL 36532	Mailing Address:	Wynngate Dr. Birmingham AL 35242

Property Address:	3500 Wynngate Drive	Date of Sale:	12/09/24
	Birmingham, AL 35242	Total Purchase Price	690,000.00
		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)

<input type="checkbox"/>	Bill of Sale	<input type="checkbox"/>	Appraisal
<input checked="" type="checkbox"/>	Sales Contract	<input type="checkbox"/>	Other
<input type="checkbox"/>	Closing Statement	<input type="checkbox"/>	

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: 12/9/24

Print: HANNAN EUBENBURG

Unattested: \_\_\_\_\_  
(verified by)

Sign: [Signature]  
(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  
 12/10/2024 08:10:14 AM  
 \$719.00 JOANN  
 20241210000378620

*Allie S. Boyd*