

**This instrument was prepared by:**

Matthew Kidd  
Kidd & Company, LLC  
3138 Cahaba Heights Road  
Birmingham, Alabama 35243

**Send Tax Notice To:**

**Benard Tamburello and Brianna Panos  
Tamburello  
211 Carnoustie  
Shoal Creek, AL35242**

**WARRANTY DEED – Joint Tenants With Right of Survivorship**

STATE OF ALABAMA)

COUNTY OF SHELBY)

That in consideration of **EIGHT HUNDRED SEVENTY FIVE THOUSAND AND 00/100 DOLLARS (\$875,000.00)** to the undersigned grantors in hand paid by the grantees herein, the receipt whereof is hereby acknowledged, we,

**Richard Yeary and Etta Yeary, a married couple**

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

**Benard Tamburello and Brianna Panos Tamburello**

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

**See Exhibit A attached**

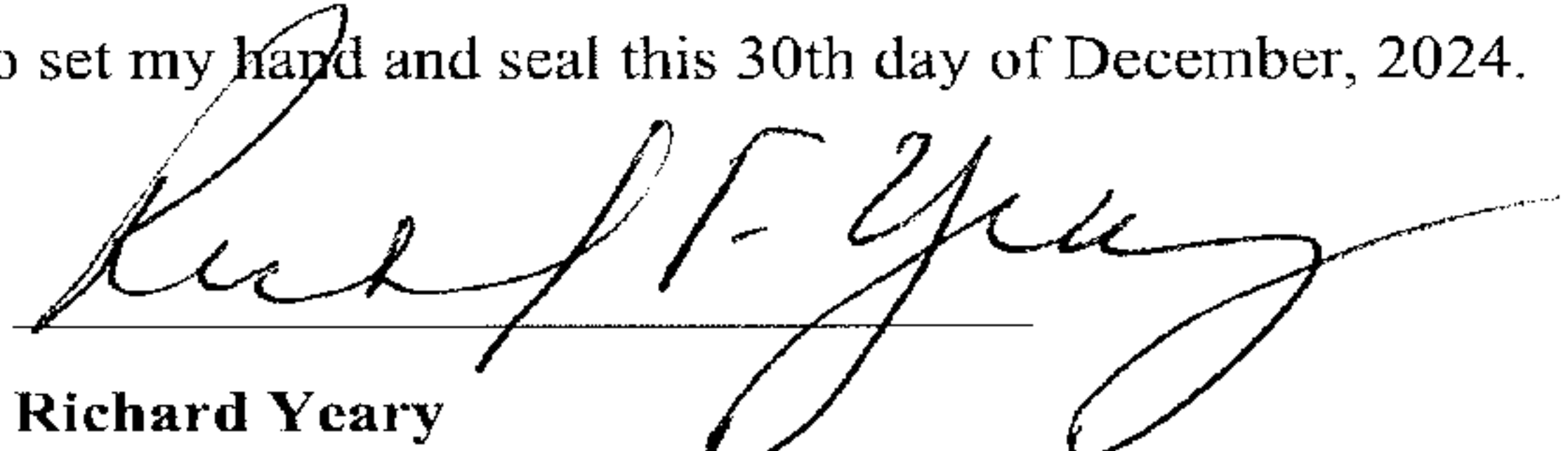
**SUBJECT TO ALL MATTERS OF RECORD**

**\$875,000.00 of the purchase price recited above has been paid from the proceeds of a mortgage loan closed simultaneously herewith.**

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 we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantees, 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 Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 30th day of December, 2024.

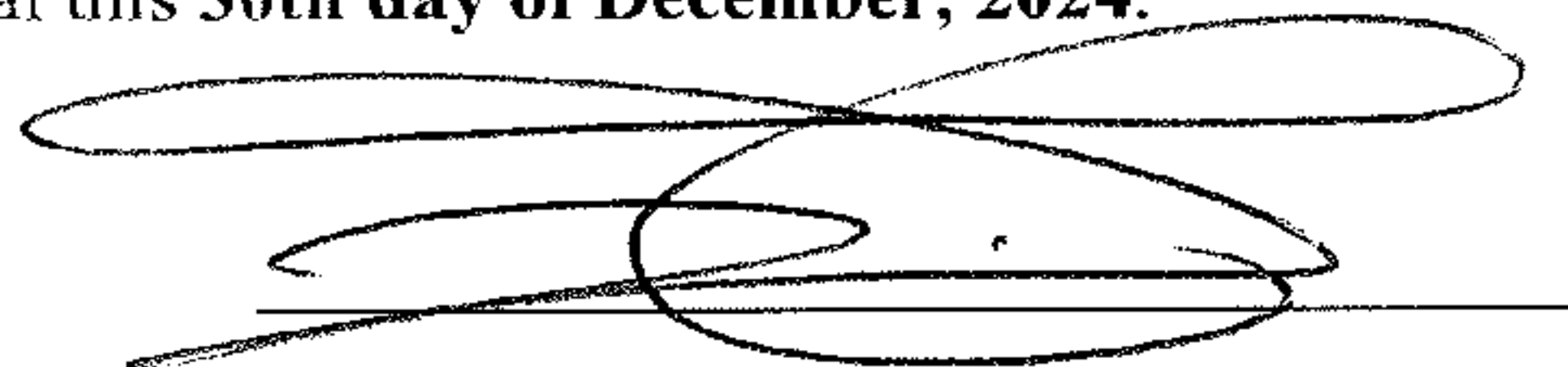
  
Richard Yeary

  
Etta Yeary

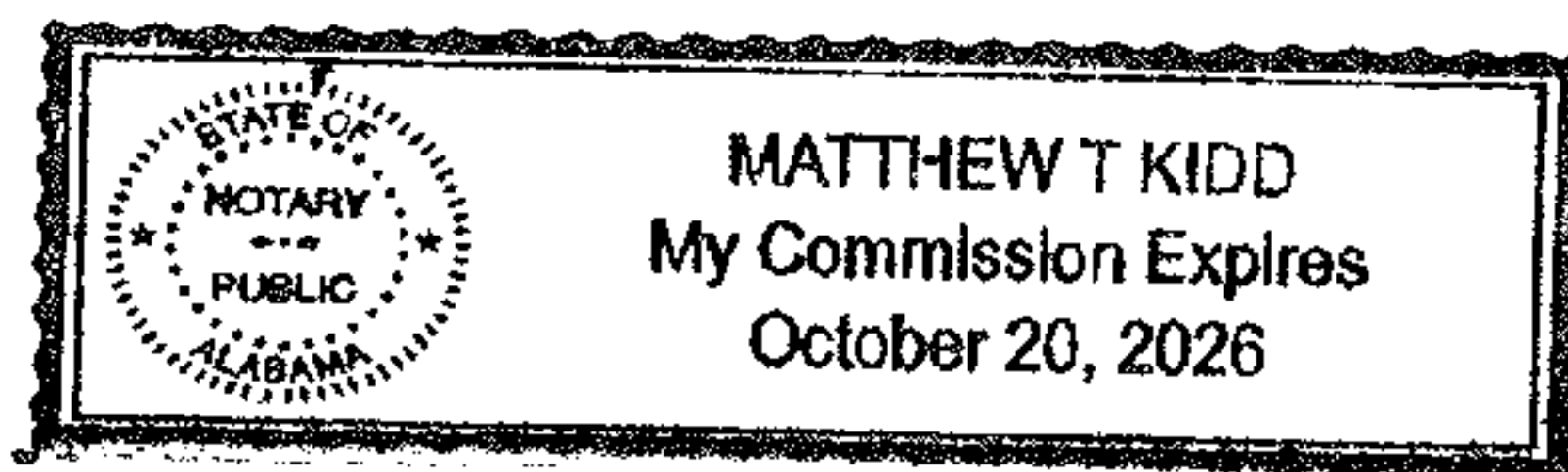
STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Richard Yeary and Etta Yeary**, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this **30th day of December, 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 Richard Yeary and Etta Yeary  
Mailing Address 1045 S. Hampton Place  
Birmingham, AL 35242  
Property Address 211 Carnoustie  
Shoal Creek, AL 35242

Grantee's Name Benard Tamburello and Brianna Panos  
Tamburello  
Mailing Address 211 Carnoustie  
Shoal Creek, AL 35242  
Date of Sale 12/30/2024  
Total Purchase Price \$\$875,000.00  
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  
 Sales Contract

Appraisal  
 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 12/30/2024

Print Matthew [Signature]

Unattested

\_\_\_\_\_  
(verified by)

Sign [Signature]  
(Grantor/Grantee/ Owner/Agent) circle one

**Exhibit "A"**  
**Property Description**

Lot 146-A, according to a Resurvey of Lots 145 and 146 of Shoal Creek, as recorded in Map Book 15, page 23, in the Probate Office of Shelby County, Alabama.

ALSO:

Part of the Southwest 1/4 of the Southwest 1/4 of Section 24, Township 18 South, Range 1 West, Shelby County, Alabama, and lying adjacent to and Northwest of Lot 146-A, a Resurvey of Lots 145 and 146, Shoal Creek, as recorded in Map Book 15, page 23, in the Probate Office of Shelby County, Alabama and being more particularly described as follows:

Beginning at the most Northerly corner of said Lot 146-A, run in a Southwesterly direction along the Northwest line of said Lot 146-A for a distance of 245.84 feet; thence turn an angle to the right of 166°52'37" and run in a Northeasterly direction for a distance of 253.13 feet to an existing iron pin being on the Southwest right of way line of Carnoustie Road; thence turn an angle to the right and run in a Southeasterly direction along said Southwesterly right of way line of Carnoustie Road for a distance of 57.5 feet; more or less, to an existing iron pin, being the point of beginning.

LESS AND EXCEPT the following described parcels:

Parcel A:

Beginning at the most Southerly corner of said Lot 146-A run in a Northeasterly direction along the Southeast line of said Lot 146-A for a distance of 348.01 feet to an existing iron pin, being the most Easterly corner of said Lot 146-A; thence turn an angle to the left of 93°63'13" and run in a Northwesterly direction along the Northeast line of said Lot 146-A for a distance of 70.6 feet to an existing iron pin; thence turn an angle to the left of 97°42'38" and run in a Southwesterly direction for a distance of 350.38 feet, more or less, to the point of beginning.

Parcel B:

Beginning at the most Westerly corner of said Lot 146-A, run in a Northeasterly direction along the Northwest line of said Lot 146-A for a distance of 87.88 feet to an existing iron pin; thence turn an angle to the right of 22°21'30" and run in a Northeasterly direction along the Northwest line of said Lot 146-A for a distance of 62.12 feet; thence turn an angle to the right of 166°52'37" and run in a Southwesterly direction for a distance of 147.24 feet more or less, to the point of beginning.

Said parcels being parts of Lot 146-A, a Resurvey of Lots 145 and 146, Shoal Creek, as recorded in Map Book 15, page 23, in the Probate Office of Shelby County, Alabama.



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**01/06/2025 02:24:39 PM**  
**\$431.00 JOANN**  
**20250106000006260**

*Allie S. Boyd*