



20250116000016670 1/3 \$33.00
Shelby Cnty Judge of Probate, AL
01/16/2025 12:26:32 PM FILED/CERT

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF CURRENT TITLE OPINION OR SURVEY

Send Tax Notice To:
Michael and Monique Allen
185 Highway 259
Montevallo, AL 35080

This Instrument Prepared By:
Elizabeth Hosmer Mason, Esq.
600 Creekside Court
Helena, AL 35080

WARRANTY DEED WITH RIGHT OF SURVIVORSHIP

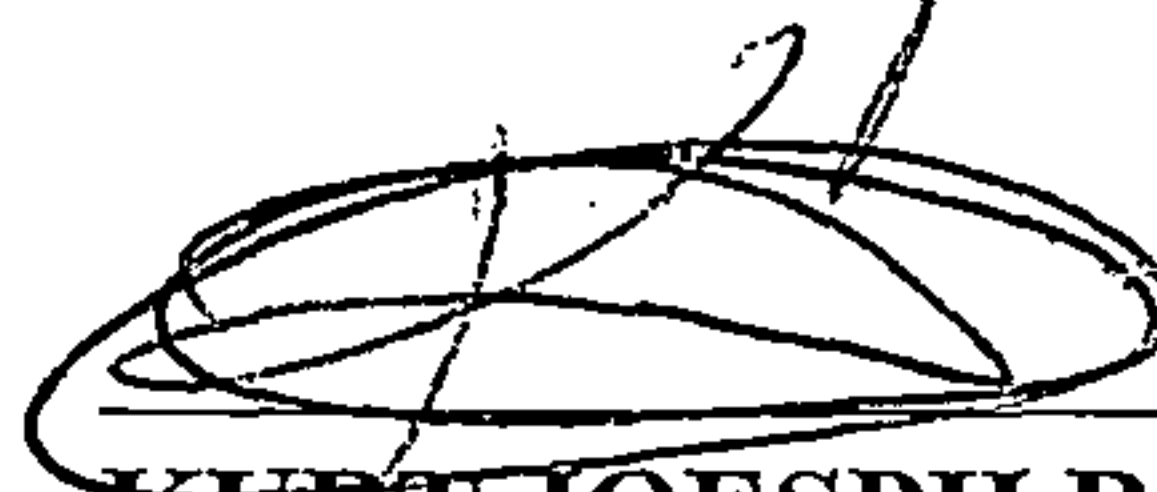
STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in and for consideration of FOUR THOUSAND DOLLARS and 00/100 (\$4,000.00), the receipt whereof is acknowledged, and provided to **Kurt Joseph Bongers and Natasha Ann Bongers**, (hereinafter called "Grantors"), said Grantors hereby **GRANT, BARGAIN, SELL and CONVEY** to **Michael David Allen and Monique Michelle Allen**, a married couple, as joint tenants with right of survivorship (hereinafter called the "Grantees"), interest in the following described real estate with right of survivorship, situated in Shelby County, Alabama, to wit:

Commence at the SW Corner of the SW 1/4 of the SE 1/4 of Section 34, Township 21 South, Range 4 West, Shelby County, Alabama; thence N87°38'33"E a distance of 358.12' to the Point of Beginning; thence N89°05'42"E a distance of 187.67' to the Southerly R.O.W. line of Shelby County Highway 259, to a curve to the left, having a radius of 1520.00', subtended by a chord bearing S67°38'01"E, and a chord distance of 60.23'; thence along the arc of said curve and along said R.O.W. line for a distance of 60.24'; thence S10°38'32"W and leaving said R.O.W. line a distance of 296.20'; S66°49'02"W a distance of 55.04'; thence N22°32'07"W a distance of 360.23' to the Point of Beginning. Said Parcel containing 1.10 acres, more or less.

TO HAVE AND TO HOLD unto said GRANTEES in fee simple absolute, their heirs and assigns, forever, as joint tenants with right of survivorship. And said GRANTORS do for themselves, their successors and assigns, covenant with the said GRANTEES, their heirs and assigns, that said Grantors are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that they have a good right to convey the same as aforesaid, and that they will and their successors and assigns shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons

Given under my hand and seal this the 11th day of Jan, 2025.



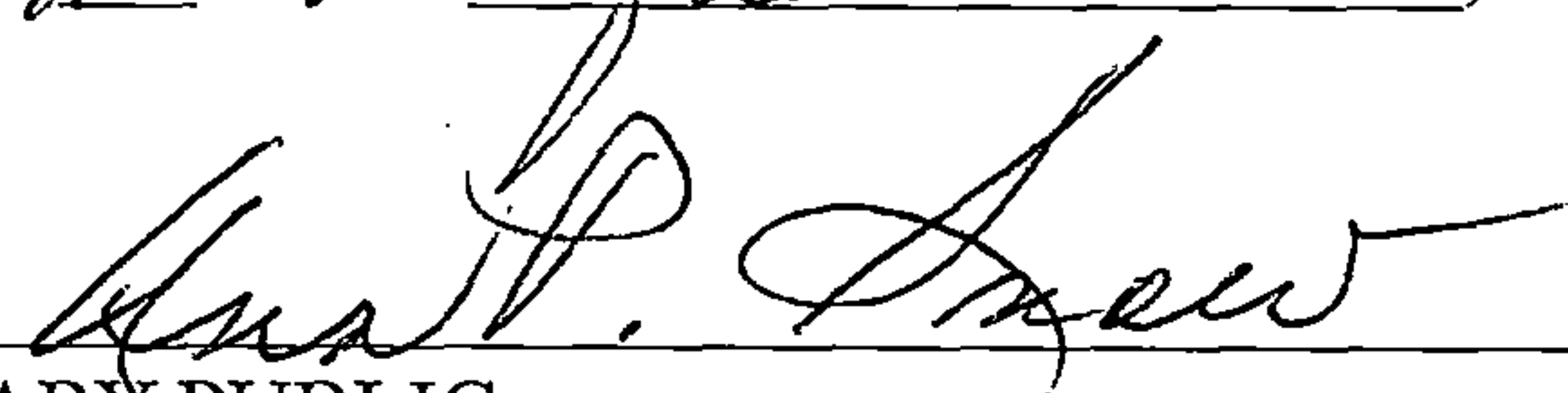
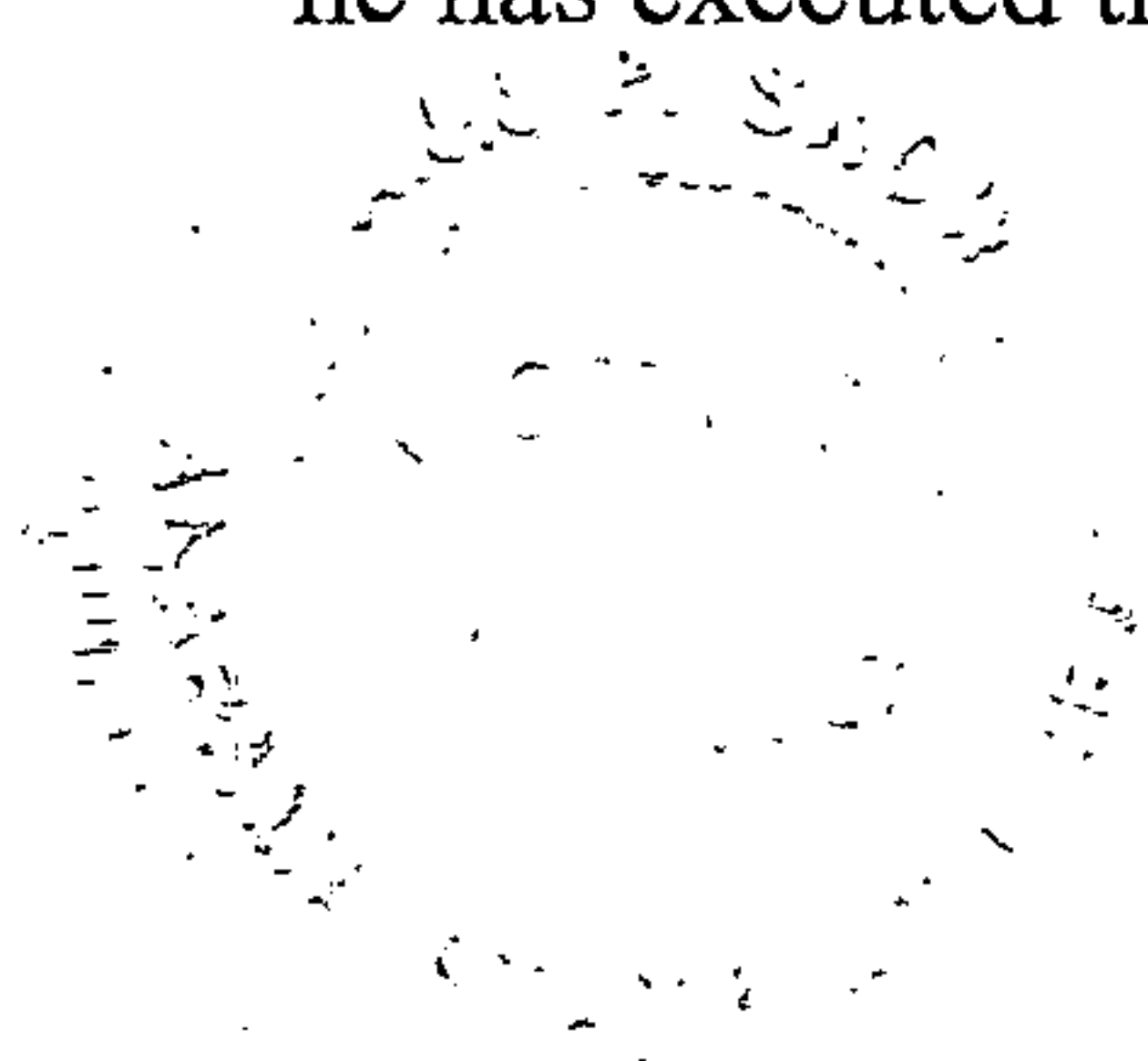
KURT JOESPH BONGERS

STATE OF ALABAMA)
COUNTY OF Shelby)



20250116000016670 2/3 \$33.00
Shelby Cnty Judge of Probate, AL
01/16/2025 12:26:32 PM FILED/CERT

I, the undersigned, a Notary Public in and for said State, hereby certify that, KURT JOESPH BONGERS, 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 has executed the same voluntarily on this 11th day of Jan, 2025.



NOTARY PUBLIC

My Commission Expires: 8-26-2025



NATASHA ANN BONGERS

STATE OF ALABAMA)
COUNTY OF Shelby)

I, the undersigned, a Notary Public in and for said State, hereby certify that, NATASHA ANN BONGERS, 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 has executed the same voluntarily on this 11th day of January, 2025.



NOTARY PUBLIC

My Commission Expires: 8-26-2025

Real Estate Sales Validation Form

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

Grantor's Name Hurt + Natasha Bongers
Mailing Address 101 Hwy 259
Montevallo, AL 35115

Grantee's Name Michael + Monique Allen
Mailing Address 185 Highway 259
Montevallo, AL 35080

Property Address Vacant

Date of Sale 1/08/2025
Total Purchase Price \$ 4,000.00

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
☐ 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 any.

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 1/8/25

Print Elizabeth H. Mason

☐ Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one