

This Instrument Prepared by:
Kim McConnell
K McConnell Law, LLC
3187 Lee Street
Pelham, AL 35124

Send Tax Notice To:
Ira Jordan Humphries
Madissen St. Clair Humphries
153 Chestnut Drive
Alabaster, AL 35007

WARRANTY DEED (Joint with Right of Survivorship)

State of Alabama
Shelby County

Know all Men by These Presents, that in consideration of one dollar and other good and valuable consideration to the undersigned GRANTOR, in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, C. Stephen McCormick and Rena B. McCormick, both single individuals (herein referred to as grantor), do grant, bargain, sell and convey unto Ira Jordan Humphries and Madissen St. Clair Humphries (herein referred to as grantees) as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 31, according to the Survey of Harvest Ridge, Second Phase, as recorded in Map Book 12, Page 49, in the Office of the Judge of Probate of Shelby County, Alabama.

\$387,845.00 of the consideration is being paid from a purchase money mortgage recorded simultaneously herewith

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 does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (We) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (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/We have hereunto set my/our hand(s) and seal(s) this
10th day of February, 2025.

C. Stephen McCormick
C. Stephen McCormick
Rena B. McCormick
Rena B. McCormick

General Acknowledgment

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that C. Stephen McCormick and Rena B. McCormick whose name(s) are signed to the foregoing conveyance, and who is/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 10th day of February 2025.



[Signature]
Notary Public
My commission expires: 5/28/28
(SEAL)



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 02/11/2025 10:22:21 AM
 \$35.50 BRITTANI
 20250211000041400

Allen S. Beyle

Real Estate Sales Validation

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

Grantor's Name	C Stephen McCormick and Rena B. McCormick	Grantee's Name	Ira Jordan Humphries and Madissen St. Cla Humphries
Mailing Address	153 Chestnut Drive Alabaster, AL 35007	Mailing Address	153 Chestnut Drive Alabaster, AL 35007
Property Address	153 Chestnut Drive Alabaster, AL 35007	Date of Sale	2/10/25
		Total Purchase Price	\$395,000.00
		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	

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 2/10/25

Print Kim McConnell

☐ Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one