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WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

This instrument was prepared by: B. Christopher Battles 3150 Highway 52 West Pelham, AL 35124

Send tax notice to: Latoya Galloway Austin Lakeith Green 378 Country Side Circle, Calera, AL 35040

STATE OF ALABAMA **COUNTY OF SHELBY**

Know All Men by These Presents: That in consideration of Ten and no/100 Dollars (\$10.00), to the undersigned Grantor, in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, I, LATOYA GALLOWAY, an unmarried person (herein referred to as Grantor), grant, bargain, sell and convey unto LATOYA GALLOWAY and AUSTIN LAKEITH GREEN (herein referred to as Grantees), the following described real estate, situated in **Shelby** County, Alabama, to-wit:

Lot 20, according to the Survey of Country View Estates, Phase 3, as recorded in Map Book 51, Pages 41 A and B, in the Probate Office of Shelby County, Alabama.

No opinion as to the title of the above-described property was requested by the parties to this deed and preparer of this deed offers no opinion as to the title to the abovedescribed property. Legal description furnished by the Grantor herein.

Subject to mineral and mining rights if not owned by Grantors.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

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 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 do, for myself and for my heirs, executors and administrators, covenant with said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my 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 10th day of February,

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that LATOYA GALLOWAY, 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 this conveyance, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10th day of February, 2025.

KORIE DAWN DEFRANK NOTARY PUBLIC ALABAMA STATE AT LARGE MY COMMISSION EXPIRES JANUARY 30, 2029

Notary Public
My Commission Expires: 01.30.2

20250220000050460 02/20/2025 02:17:37 PM DEEDS 2/2

Real Estate Sales Validation Form

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

Grantor's Name	LATOYA GALLOWAY	Grantee's Name	LATOYA GALLOWAY
Mailing Address	378 Country Side Cir. Calera, AL 35040	Mailing Address	AUSTIN LAKEITH GREEN 378 Country Side Cir Calera, AL 35040
Property Address	378 Country Side Circle, Calera, AL 35040	Date of Sale Total Purchase Price Or	\$
		Actual Value Or	\$
		Assessor's Market Value	\$184,850.00*
evidence: (check or Bill of Sale	or actual value claimed on the ne) (Recordation of documen	tary evidence is not requir Appraisal	ed)
Sales Contract Closing Statement			369,700.00 Value Under 1 28-6-23-0-000-221.000
	document presented for rether filling of this form is not rec		of the required information
	Inst I mailing address - provide th urrent mailing address.	tructions e name of the person or p	ersons conveying interest to
Grantee's name and property is being co	d mailing address - provide tl nveyed.	he name of the person or	persons to whom interest to
Property address -	the physical address of the p	roperty being conveyed, if	available.
Date of Sale - the d	ate on which interest to the p	roperty was conveyed.	
•	e - the total amount paid for the instrument offered for rec		erty, both real and personal,
being conveyed by t	property is not being sold, the instrument offered for received iser or the assessor's current	ord. This may be evidence	erty, both real and personal, d by an appraisal conducted
excluding current uresponsibility of va	ded and the value must be described and the value must be described and the property for property to Code of Alabama 1975 §	as determined by the local tax purposes will be use	cal official charged with the
and accurate. I furt	of my knowledge and belief the her understand that any falsonalty indicated in Code of Ala	se statements claimed on	this form may result in the
Date		Print <u>B. CHRISTO</u>	PHER BATTLES
1 1~~++~~+~~		Sign	
Unattested	(verified by)		tee/Owner/ <u>Agent</u>) circle one
			Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
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\$210.00 JOANN

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