

This instrument was prepared by:  
Clayton T. Sweeney, Attorney  
2700 Highway 280 East  
Suite 160  
Birmingham, AL 35223

Send Tax Notice To:  
Jawina Ruth and  
Reginald Ruth  
Spencer Barnett  
4513 Oxford Road  
Birmingham, AL 35242

STATE OF ALABAMA )

**GENERAL WARRANTY DEED**

COUNTY OF SHELBY )

**KNOW ALL MEN BY THESE PRESENTS:** That, for and in consideration of **Three Hundred Eighty Three Thousand and No/100 Dollars (\$383,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Walter P. deCarvalho and wife, Adelaide Goncalves deCarvalho** (hereinafter referred to as GRANTORS), in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, the GRANTORS does hereby give, grant, bargain, sell and convey **an undivided one-half interest unto, Jawina Ruth and husband, Reginald Ruth**, for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, and **an undivided one-half interest unto Spencer Barnett**, his heirs, personal representatives, successors and assigns (hereinafter referred to as GRANTEES) the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

**Lot 17, according to the Survey of Old Virginia First Addition, as recorded in Map Book 8, Page 22, in the Probate Office of Shelby County, Alabama.**

Subject To:

- 1) Ad valorem taxes for 2025 and subsequent years not yet due and payable until October 1, 2025.
- 2) Existing covenants and restrictions, easements, building lines and limitations of record.
- 3) Right of way granted to Southern Bell Telephone and Telegraph Company, as set forth in Volume 320, Page 895 and Volume 320, Page 924 in the Office of the Judge of Probate of Shelby County, Alabama.

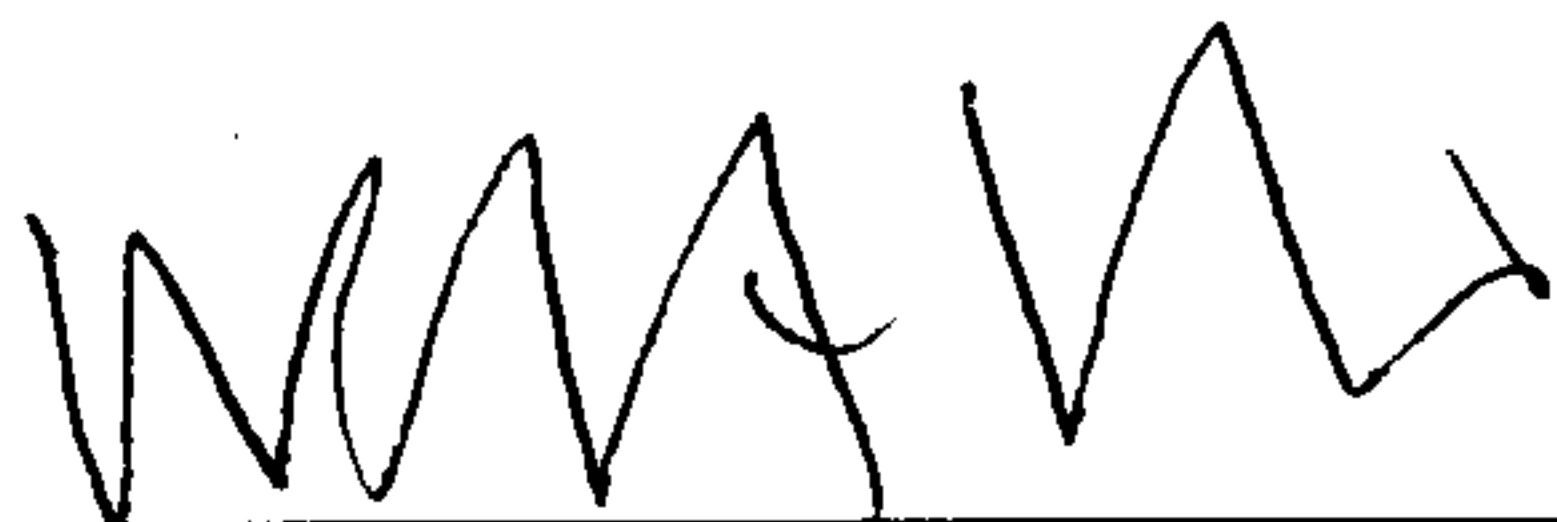
\$85,000.00 of the consideration was paid from the proceeds of a mortgage loan recorded simultaneously herewith.

**TO HAVE AND TO HOLD** unto the said Grantees, **Jawina Ruth and husband, Reginald Ruth**, an undivided one-half interest, as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless 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 **TO HAVE AND TO HOLD** unto the said Grantee, **Spencer Barnett**, an undivided one-half interest, his heirs, personal representatives, successors and assigns, forever.

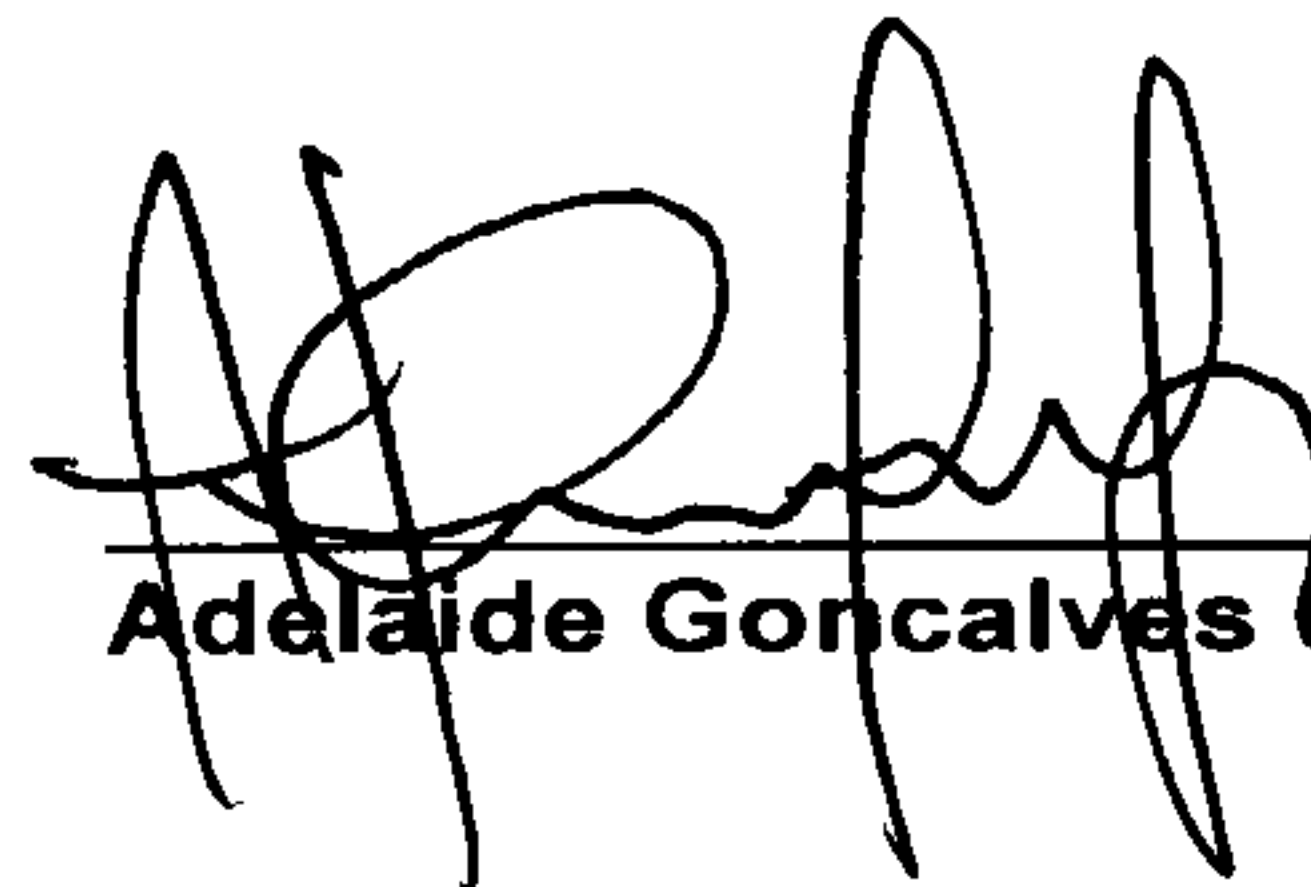
The intent of this deed is that **Jawina Ruth and husband, Reginald Ruth** hold title to their undivided one-half interest as joint tenants with rights of survivorship between themselves and are tenants in common with **Spencer Barnett**, who holds title to his undivided one-half interest.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; that GRANTORS have a good right to sell and convey the said Real Estate; and that GRANTORS' will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the **25th** day of **February, 2025**.



Walter P. deCarvalho

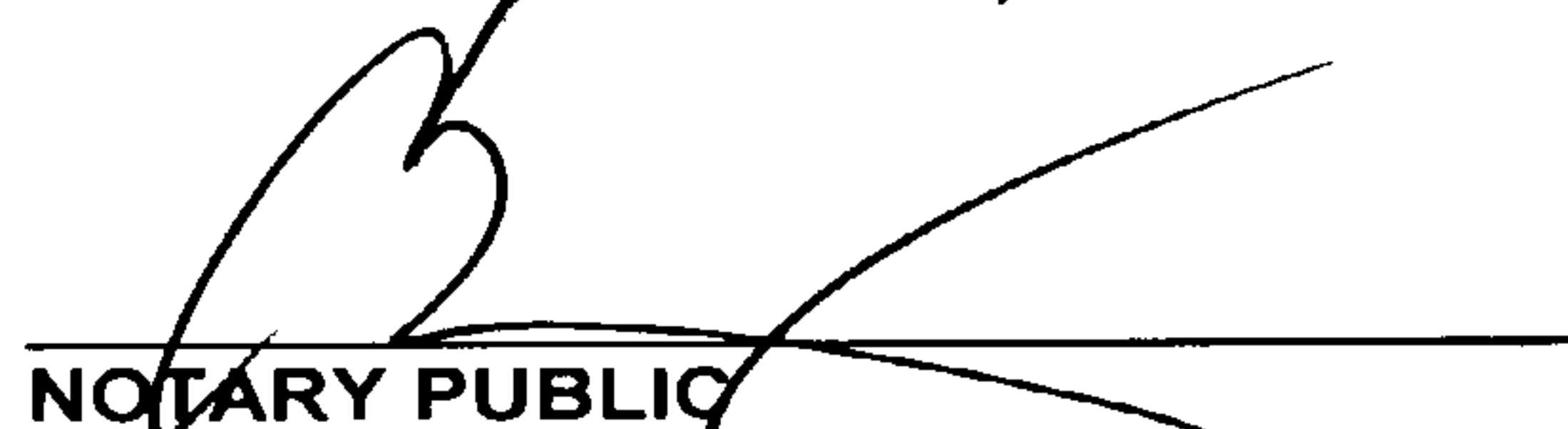


Adelaide Goncalves deCarvalho

STATE OF ALABAMA)  
COUNTY OF JEFFERSON)

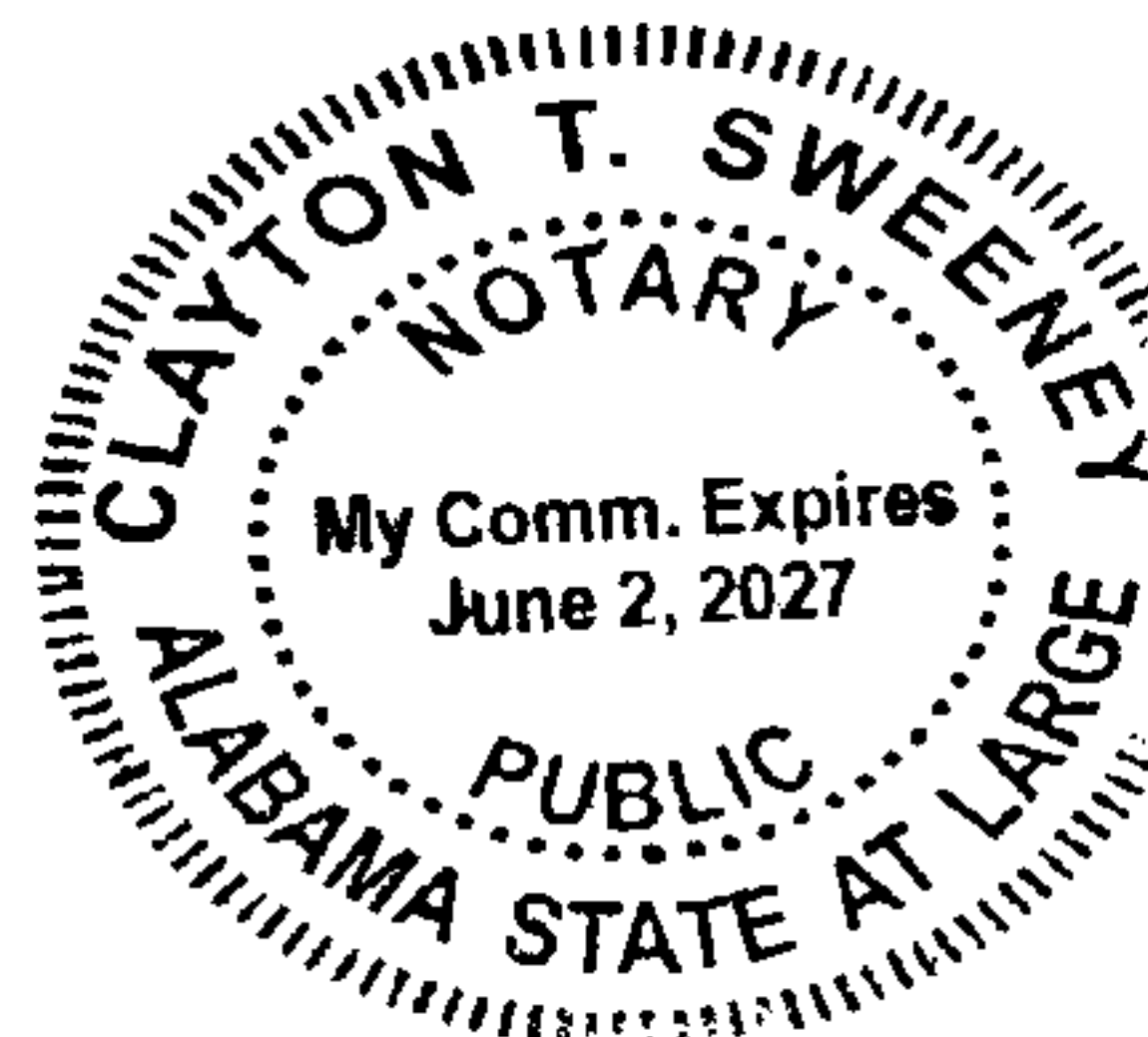
I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Walter P. deCarvalho** and wife, **Adelaide Goncalves deCarvalho**, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents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

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 25th day of February, 2025.



NOTARY PUBLIC  
My Commission Expires: 06-02-2027

(MUST AFFIX SEAL)



**Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name	Walter P. deCarvalho Adelaide Goncalves deCarvalho	Grantee's Name	Jawina Ruth Reginald Ruth Spencer Barnett
Mailing Address	5247 Capricorn Way Iowa Colony, TX 77583	Mailing Address	4513 Oxford Rd Birmingham, AL 35242
Property Address	4513 Oxford Rd Birmingham, AL 35242	Date of Sale	February 25, 2025
		Total Purchase Price	\$ 383,000.00
		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/ Assessor's Appraised Value |
| <input type="checkbox"/> Sales Contract               | <input type="checkbox"/> Other – property tax redemption       |
| <input checked="" 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 \_\_\_\_\_

Print Walter P. deCarvalho and Adelaide Goncalves deCarvalho

\_\_\_\_\_  
Unattested

(verified by)

Sign \_\_\_\_\_  
(Grantor/Grantee/Owner/Agent) circle one



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**02/27/2025 11:07:28 AM**  
**\$327.00 BRITTANI**  
**20250227000057910**

**Form RT-1**

*Allen S. Beal*