

This instrument was prepared by:

Send tax notice to:

David M. Tidmore. Attorney
2820 Columbiana Road, Suite 100
Birmingham, Alabama 35216

Robert and Peggy Altman
1035 Country Club Circle
Hoover, Alabama 35244

NO TITLE EXAMINATION WAS PERFORMED IN CONNECTION WITH THIS CONVEYANCE.

WARRANTY DEED – JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Dollar (\$1.00) and other good and valuable consideration to the undersigned grantors in hand paid by the grantees herein, the receipt whereof is acknowledged, **Peggy Lambert Altman**, a married woman (herein referred to as grantor), does hereby grant, bargain, sell and convey unto **Robert Alan Altman and wife, Peggy Lambert Alman** (herein referred to as grantees), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 3420, according to the survey of Riverchase Country Club 34th Addition as recorded in Map Book 15, page 32, in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to easements, restrictions, right-of-way and setback lines of record.

Subject to Declarations of Protective Covenants, Agreements, Easements, Charges, and Liens for Riverchase (Residential) recorded in Misc. Book 14, beginning at Page 536, as amended in Misc. Book 17, Page 550 and Notice of Compliance Certificate, recorded in Misc. Book 34, Page 549, and as amended by deed recorded in Real 345, Page 440, and in Map Book 15, Page 32 in Probate Office.


Subject to covenant releasing predecessor in title from any liability arising from sinkholes, limestone formations, soil conditions, or any other known or unknown surface or subsurface conditions that may now or hereafter exist or occur or cause damage to subject property, as shown by instrument recorded in Real 345, Page 440 in Probate Office; the policy will insure any violation of this covenant will not result in a forfeiture or reversion of title.

The property conveyed herein constitutes the homestead of the Grantor.

TO HAVE AND TO HOLD, To the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to their heirs, executors and assigns for such survivor forever, together with every contingent remainder and right of reversion.

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 3 day of April, 2025.


Peggy Lambert Altman

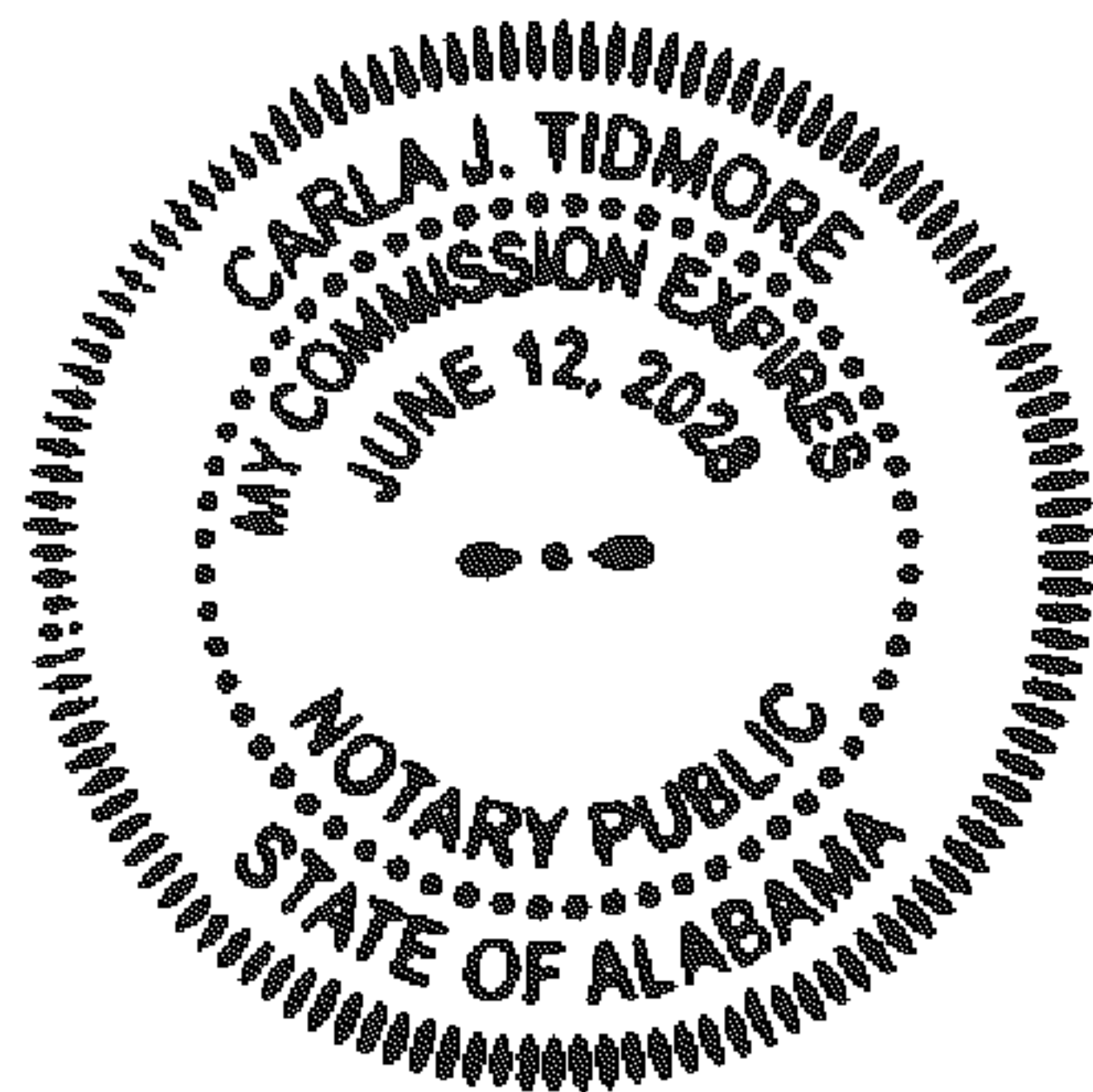
STATE OF ALABAMA
~~JEFFERSON~~ COUNTY

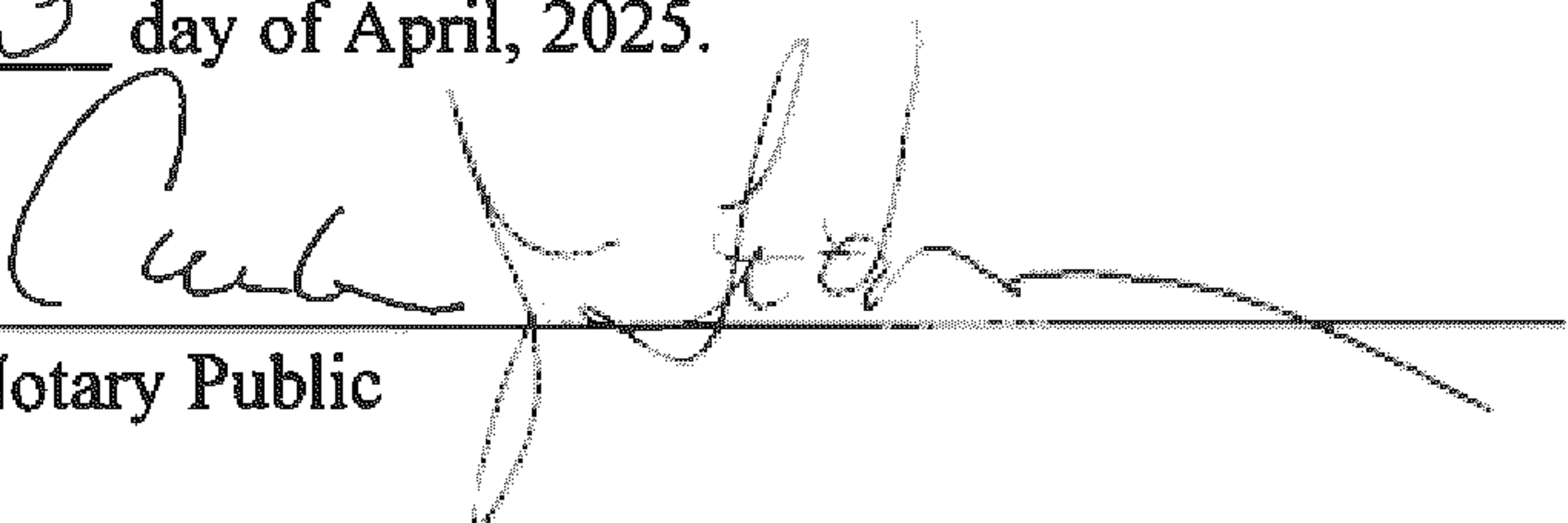
General Acknowledgment

I, CARLA J. TIDMORE, a Notary Public in and for said County, in said State, hereby certify that Peggy Lambert Altman, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 3 day of April, 2025.

(SEAL)




Notary Public

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

Grantor's Name Robert and Peggy Altman
 Mailing Address 1035 Country Club Circle
Hoover, AL 35244

Grantee's Name Peggy Lambert Altman
 Mailing Address 1035 Country Club Circle
Hoover, AL 35244

Property Address 1036 Country Club Circle
Hoover, AL 35244

Date of Sale 04/01/2025

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$ 770,300

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

☐ Appraisal

☐ Sales Contract

☒ Other Revenue Commissioner Appraised Value

☐ 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 4/3/2025

Print Peggy Lambert Altman

Filed and Recorded
 Official Public Records

Attested Judge of Probate, Shelby County Alabama, County

Clerk
 Shelby County, AL (verified by)

04/04/2025 11:28:03 AM
 \$798.50 JOANN
 20250404000101460

Sign

Peggy Lambert Altman

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Allen S. Bayl