

SEND TAX NOTICE TO:
Amanda Atkins and Scott Sheppard
812 Allen Loop Dr
Birmingham, Alabama 35249

This instrument was prepared by:
Edward Reisinger
Kudulis, Reisinger & Price, LLC
P. O. Box 653
Birmingham, AL 35201

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That in consideration of **Two Hundred Fifty Eight Thousand Two Hundred Fifty dollars & no cents (\$258,250.00)**

To the undersigned **GRANTOR(S)** in hand paid by the **GRANTEE(S)** herein, the receipt whereof is acknowledged,

Gwen Sanderson, an unmarried woman and Entrust Administration of the Southeast FBO James Higginbotham IRA nka IRA Innovations LLC as Custodian FBO James Higginbotham IRA

(herein referred to as **GRANTOR(S)**), do grant, bargain, sell and convey unto

Amanda Atkins and Scott Sheppard

(herein referred to as **GRANTEE(S)**), as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lots 7, and 8, according to the Map and Survey of Canterbury Cove, as recorded in Map Book 39, Page 132, in the Probate Office of Shelby County, Alabama.

Stephen Sanderson, a grantee in that deed recorded in Instrument No. 20100412000109880, died on January 26, 2019.

Entrust Administration of the Southeast filed a name change to IRA Innovations Inc. in Instrument No. 20130110000013510.

This property does not constitute the homestead of the Grantor(s).

Subject to:

Taxes for the year 2025 and subsequent years

Easements, Restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any

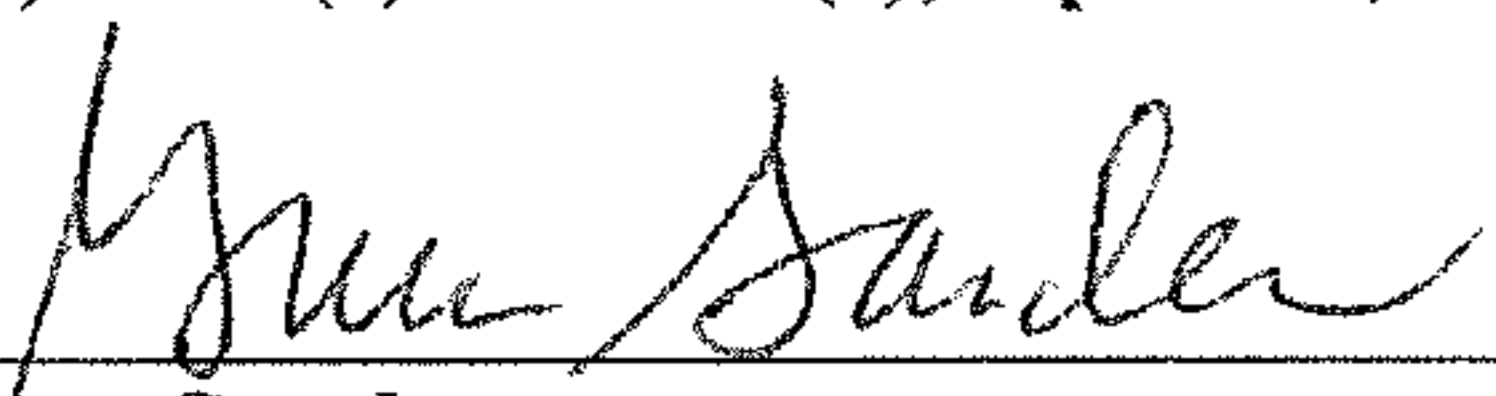
Mineral and mining rights, if any.

Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Plat/Map Book 39, Page 132.

TO HAVE AND TO HOLD Unto 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, GRANTOR(S) have hereunto set my (our) hand(s) and seal(s), **April 10, 2025**.

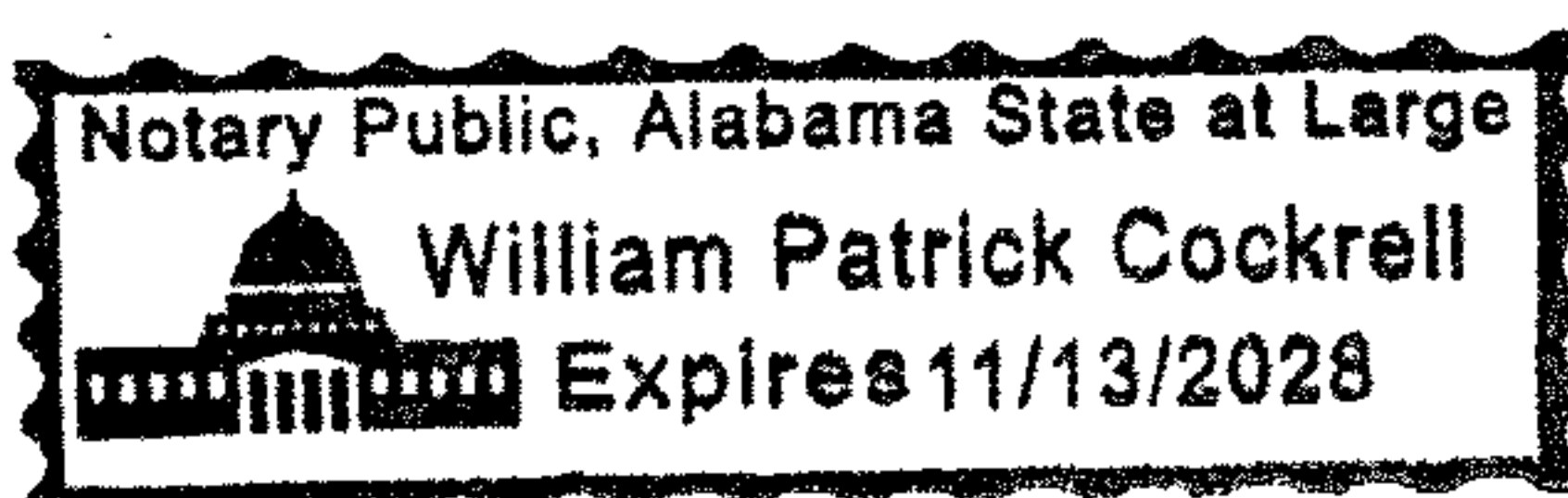

 _____ (Seal)
Gwen Sanderson

STATE OF ALABAMA

General Acknowledgement

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Gwen Sanderson, an unmarried woman**, whose name(s) is/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 he/she/they have/has executed the same voluntarily on the day the same bears date. Given under my hand and official seal this 10th day of April, 2025



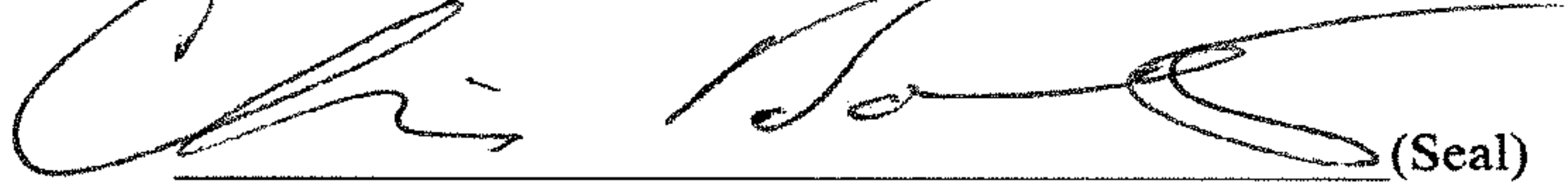


 Notary Public.

(Seal)

My Commission Expires: _____

IN WITNESS WHEREOF, GRANTOR(S) have hereunto set my (our) hand(s) and seal(s), April 10, 2025.



(Seal)

IRA Innovations LLC as Custodian FBO James
Higginbotham IRA

By: Christina Babineaux

Its: Authorized Representative

STATE OF ALABAMA

General Acknowledgement

JEFFERSON COUNTY

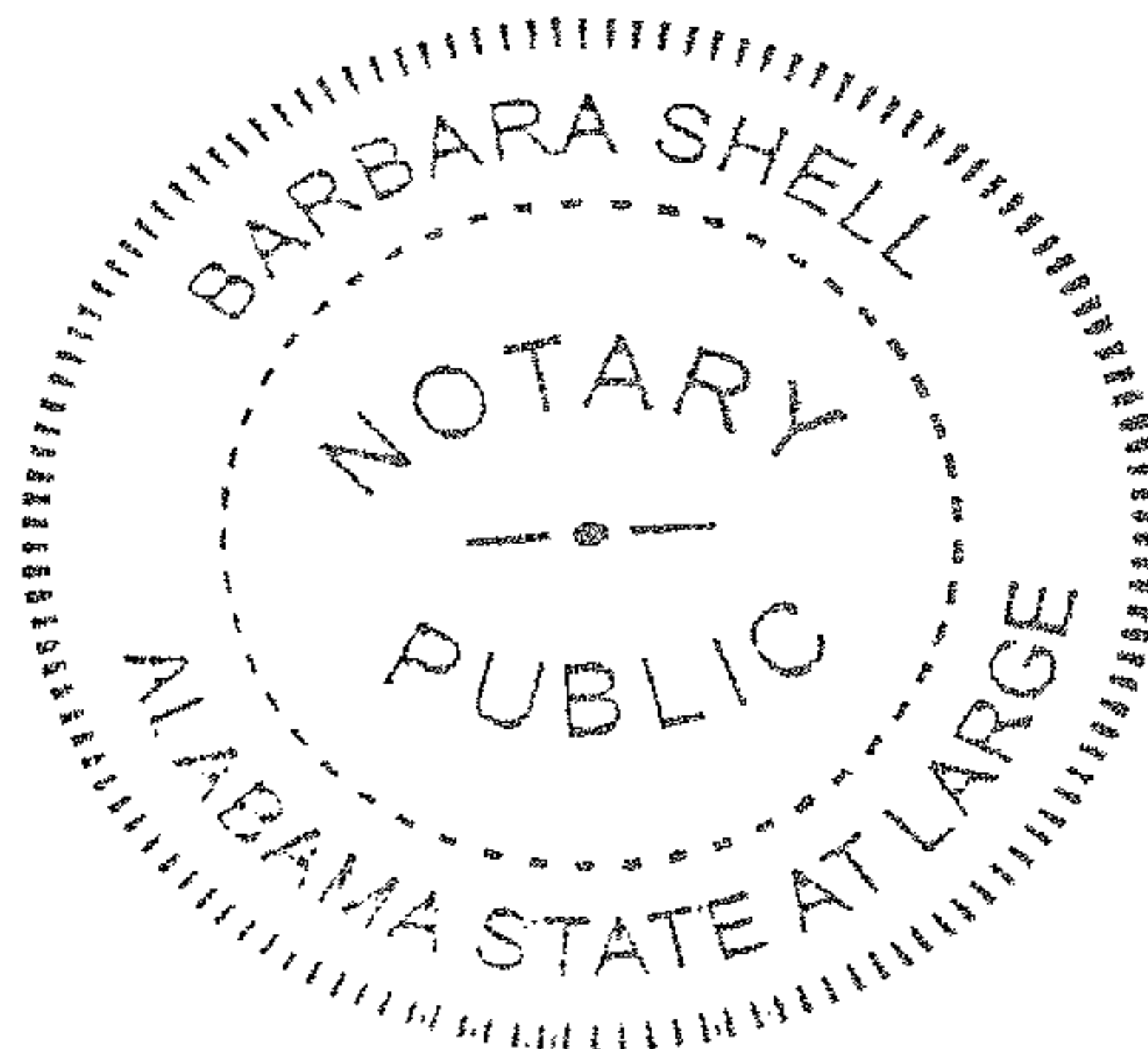
I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Christina Babineaux, whose name as Authorized Representative, of IRA Innovations LLC as Custodian FBO James Higginbotham IRA, a Limited Liability Company, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he, (she) as such officer and with full authority, executed the same voluntarily for and as the act of said Limited Liability Company. Given under my hand and official seal this April 10, 2025.



Notary Public

My commission expires:

07/31/27



WARRANTY DEED, JOINT TENANTS

WITH RIGHT OF SURVIVORSHIP

CBT File #2310076



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 04/11/2025 12:50:30 PM
 \$291.50 PAYGE
 20250411000108070

Allen S. Boyd

Real Estate Sales Validation Form

This Document must be filled in accordance with Code of Alabama 1975, Section 40- 22-1 (h)

Grantor's Name Gwen Sanderson and IRA Innovations LLC as Custodian FBO James Higginbotham IRA
 Grantee's Name Amanda Atkins and Scott Sheppard

Mailing Address PO Box 360750
 Birmingham, AL 35236
 Property Address 6738 & 6710 Double Oak Ct
 Birmingham, Alabama 35242

Mailing Address 812 Allen Loop Dr
~~Birmingham, Alabama 35249~~
 Date of Sale 04/10/2025 *Santa Rosa Beach, FL*
32459

Total Purchase Price \$258,250.00

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 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 of 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 4/10/25

Print Amanda Atkins

Unattested

[Signature]
 (verified by)

Sign *[Signature]*

(Grantor/Grantee/Owner/Agent) circle one