

Send tax notice to:
Richard A. Henderson &
Celia C. Henderson
136 Southview Drive
Birmingham, AL 35244

This Instrument Prepared By:
Douglas L. McWhorter, Esq.
Dominick Feld Hyde, P.C.
1130 22nd Street South
Ridge Park, Suite 4000
Birmingham, AL 35205

THIS INSTRUMENT HAS BEEN PREPARED IN ACCORDANCE WITH THE INFORMATION SUPPLIED BY THE PARTIES HERETO. NO TITLE EXAMINATION AND/OR OPINION WAS REQUESTED OF DOMINICK FELD HYDE, P.C. BY EITHER GRANTOR OR GRANTEE, AND NONE WAS CONDUCTED AND/OR RENDERED.

WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY)

That in consideration of One Dollar and other good and valuable consideration, to the undersigned Grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, we, Richard A. Henderson and Celia C. Henderson, husband and wife (hereinafter referred to as "Grantors") do grant, bargain, sell and convey unto Richard A. Henderson and Celia C. Henderson, husband and wife, as tenants in common (hereinafter referred to as "Grantees"), all of the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 25, according to the Survey of south Pointe, 9th Sector, Phase 2, as recorded in Map Book 16 page 81 in the Probate Office of Shelby County, Alabama.

SOURCE OF TITLE: Inst #2001-46713

This conveyance is made subject to the following:

1. The lien for ad valorem taxes due in the current year or any subsequent year but not yet payable.
2. Rights of tenant(s) in possession, as tenant(s) only, under any recorded or unrecorded lease(s).

3. All easements, liens, encumbrances, restrictions, rights-of-way, any reservations of mineral rights, and other matters of record and not of record in the Probate Office of Shelby County, Alabama, together with any deficiencies in quantity of land, easements, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the property conveyed herein.

TO HAVE AND TO HOLD to said Grantees, their heirs and assigns forever.

The purpose of this conveyance is to eliminate the survivorship ownership between the parties and to create ownership between the parties as tenants in common.

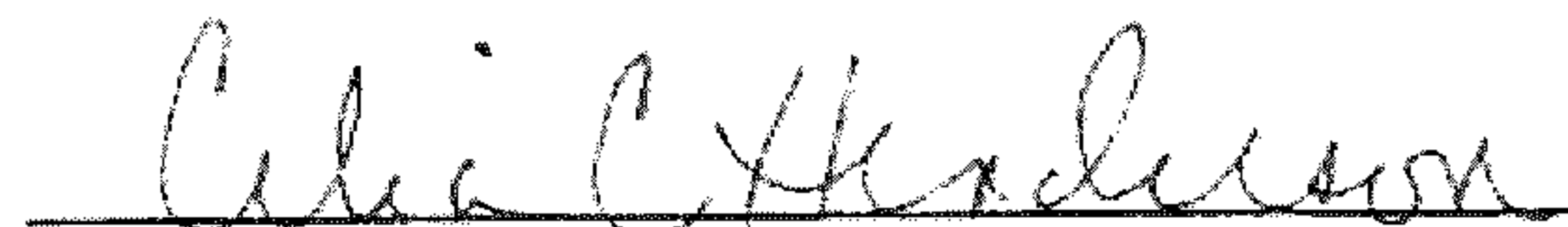
The Grantors and the Grantees, Richard A. Henderson and Celic C. Henderson, are one and the same persons.

The above property constitutes the homestead of the Grantors.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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, the Grantors have hereunto set their hands and seals on May 1, 2025.


Richard A. Henderson

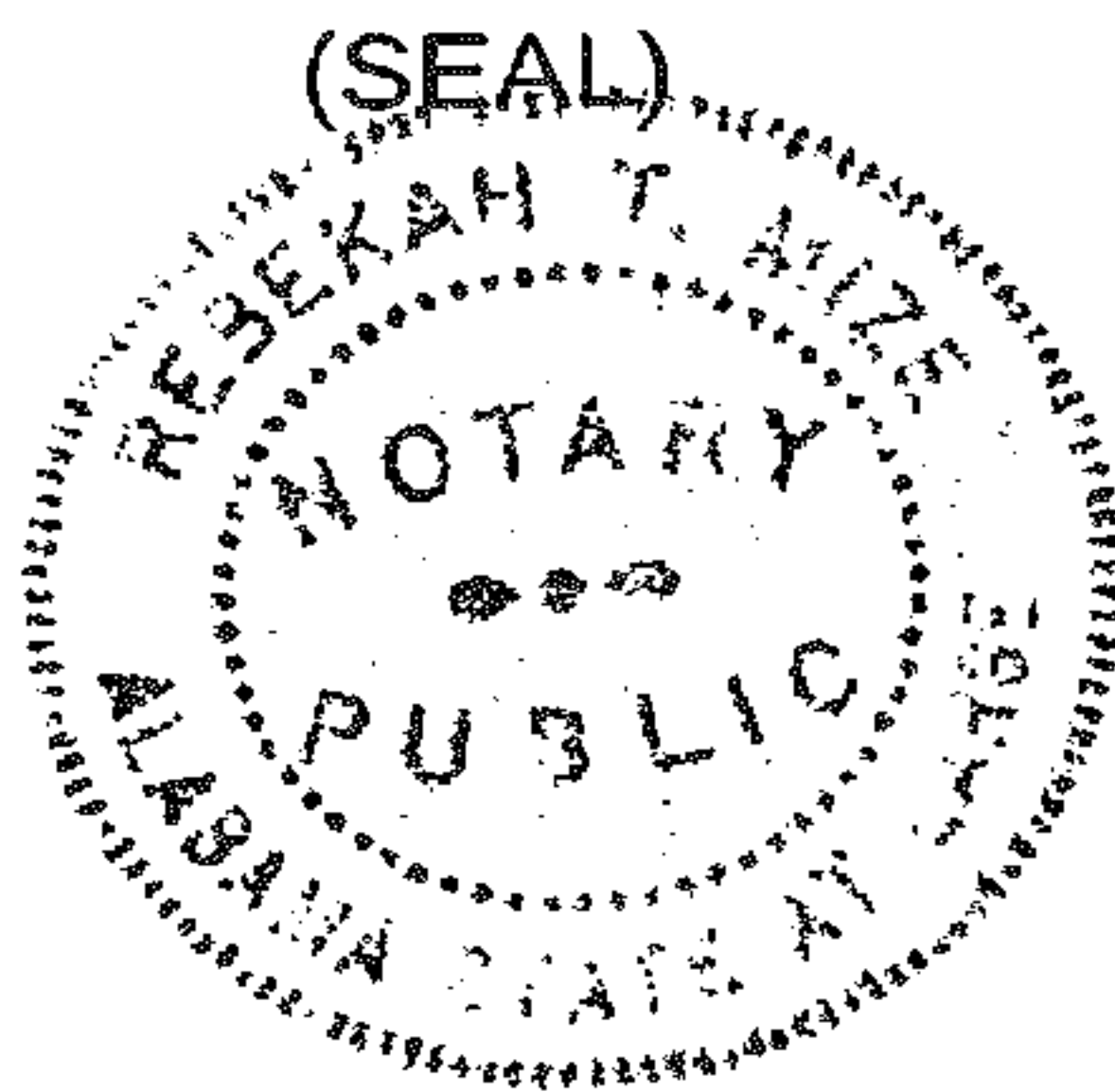

Celia C. Henderson

I, the undersigned authority, a Notary Public in and for the State of Alabama at Large, hereby certify that Richard A. Henderson and Celia C. Henderson, husband and wife, 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 conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal on May 1, 2025.

Rebekah T. Mize
Notary Public

My commission expires: 9/30/2026



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

Grantor's Name Richard A & Celia C Henderson
 Mailing Address 136 Southview Drive
Birmingham, AL 35244

Grantee's Name Richard A & Celia C Henderson
 Mailing Address as Tenants in Common
136 Southview Drive
Birmingham, AL 35244

Property Address 136 Southview Drive
Birmingham, AL 35244
Pcl 13-3-05-0-001-007.025

Date of Sale 5-1-2025
 Total Purchase Price \$ _____
 or
 Actual Value \$ _____
 or
 Assessor's Market Value \$ 516,200.00

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 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 5/1/25

Print Celia C Henderson

☒ Unattested

Sign Celia C Henderson

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County Clerk
 Shelby County, AL
 05/01/2025 11:37:13 AM
 \$547.50 JOANN
 20250501000130040

Print Form



Allen S. Bayl