20250618000185780 06/18/2025 08:26:16 AM DEEDS 1/2

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: Micah Christian Baker and Kailey Lauren Baker 204 Wild Flower Trail Alabaster, AL 35007

STATE OF ALABAMA **COUNTY OF SHELBY**

Know All Men by These Presents: That in consideration of Two Hundred Fourteen Thousand Nine Hundred and 00/100 Dollars (\$214,900.00), to the undersigned Grantors, in hand paid by the Grantees herein, the receipt where is acknowledged, we, SHERRY SCHULZ, unmarried, JASON JOSEPH CLAYTON, married, JENNIFER CLAYTON TURNER, married and LILLIAN H. CLAYTON, unmarried (herein referred to as Grantors) grant, bargain, sell and convey unto MICAH CHRISTIAN BAKER and KAILEY LAUREN BAKER (herein referred to as Grantees), the following described real estate, situated in SHELBY County, Alabama, to-wit:

Lot 3, according to the Amended Map of the Meadows, Plat 1, as recorded in Map Book 19, Page 10, in the Probate Office of Shelby County, Alabama.

This property does not constitute the homestead of Grantor as defined in §6-10-3, Code of Alabama (1975).

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.

\$182,665.00 of the purchase price herein above has been paid by a purchase money mortgage loan closed simultaneously herewith.

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 we do, for ourselves and for our heirs, executors and administrators, covenant with said Grantee, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated 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, we have hereunto set our hands and seals this 5th day of June, 2025.

SHERRY SCHULZ

JÁSON JOSEPH CLAYTON

JENNIFER CLAYTON TURNER

ILLIAN H. CLAÝŤON

STATE OF ALABAMA **COUNTY OF SHELBY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that SHERRY SCHULZ and JASON JOSEPH CLAYTON, JENNIFER CLAYTON TURNER, LILLIAN H. CLAYTON, 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 this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day of June, 2025.

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

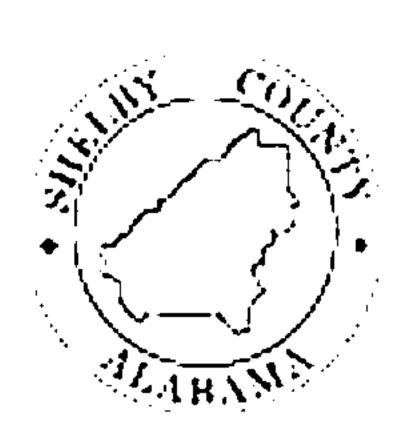
Notary Public

My Commission Expires: 01/30/2029

Real Estate Sales Validation Form

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

THIS DO	Junient must be med in accordar	ice with code of Alabama 13	77 J. J. G. C.
Grantor's Name Mailing Address	SHERRY SCHULZ, etals	Grantee's Name Mailing Address	MICAH CHRISTIAN BAKER
	407 6th Street N Pell City, AL 35125		KAILEY LAUREN BAKER
			204 Wild Flower Trail Alabaster, AL 35007
	<u> </u>		
Property Address	204 Wild Flower Trail	Date of Sal	e June 5, 2025
	Alabaster, AL 35007	Total Purchase Pric	e\$214,900.00
		Or	*
		Actual Value \$	
		Assessor's Market Value	e \$
The purchase price	or octual value alaimed on t	hic form can be verified in	the following decumentary
	e or actual value claimed on the orthogonal orthogonal (Recordation of document)		
Bill of Sale	inc) (i todoradilori or accarrior	Appraisal	• • • •
X Sales Contract		Other	<u> </u>
X Closing Sta	tement		
		1	. r. ()
	_		of the required information
referenced above,	the filing of this form is not re	quirea.	
	Ins	tructions	
Grantor's name and	d mailing address - provide th	e name of the person or	persons conveying interest to
property and their of	current mailing address.		
Crantaa'a nama an	d mailing addrage – provide t	he name of the nerson or	r persons to whom interest to
property is being co		ne name of the person of	persons to writin interest to
property is being of	Jiiv Cy Ca.		
Property address -	the physical address of the p	roperty being conveyed,	if available.
		•	
Date of Sale - the	late on which interest to the p	property was conveyed.	
Total nurchase pric	e - the total amount naid for	the purchase of the prop	erty, both real and personal,
	the instrument offered for red		
Actual value - if the	e property is not being sold, t	the true value of the prop	erty, both real and personal,
			ed by an appraisal conducted
by a licensed appra	aiser or the assessor's curren	t market value.	
If no proof is provi	ded and the value must be o	determined the current e	estimate of fair market value,
excluding current i	use valuation, of the property	as determined by the k	ocal official charged with the
responsibility of va	aluing property for property	tax purposes will be use	ed and the taxpayer will be
penalized pursuant	to Code of Alabama 1975 §	40-22-1 (h).	
		<u> </u>	
I attest, to the best	of my knowledge and belief	that the information conta	ained in this document is true
and accurate. I fur	ther understand that any fals	se statements claimed or	n this form may result in the
imposition of the pe	enalty indicated in <u>Code of Al</u>	<u>abama 1975</u> § 40-22-1 (h	1).
Date June 5, 202	5	Print B. CHRIST	OPHER BATTLES
Unattested	(verified by)	Sign (Grantor/©ran	tee/Owner/ <u>Agent</u>) circle one
	(verified by)	(Cranton/ Cyan	
			Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/18/2025 08:26:16 AM

06/18/2025 08:26:16 All \$59.50 JOANN 20250618000185780

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