



20250714000212970 1/3 \$425.50  
Shelby Cnty Judge of Probate, AL  
07/14/2025 01:12:16 PM FILED/CERT

This instrument prepared by:  
Joshua S. Inman  
Inman & Associates LLC  
500 2<sup>nd</sup> Avenue South  
Clanton, Al 35045

**WARRANTY DEED**  
**JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

STATE OF ALABAMA

CHILTON COUNTY

KNOW ALL MEN BY THESE PRESENTS: That in consideration of One Thousand and 00/100 (\$1,000.00) Dollars to the undersigned grantors, in hand paid by the grantees herein, the receipt whereof is acknowledged, I, **John C. Diemer** a married person (herein referred to as grantors), do grant, bargain, sell and convey unto **John C. Diemer** for the duration of his natural lifetime, specifically including the exclusive right during said period to use, occupy and enjoy the captioned property and upon his death to **Mark Caudle and Sharon Caudle** (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 6, according to the Map of Paradise Point, Sector One-A, as recorded in Map Book 12, Page 56, in the Probate Office of Shelby County, Alabama.

This conveyance is made together with and subject to any and all easements, covenants, restrictions, reservations and rights of way appearing of record and/or affecting the subject property.

Grantor herein certifies that the above-described property constitutes no part of his present marital homestead.

Deed Reference: Instrument # 20200424000161210

Subject to outstanding Mortgage from John C. Diemer to Silverton Mortgage in the amount of \$ 271,000.00 dated December 23, 2020 and filed December 29, 2020 in Instrument # 20201229000597380 in the Office of the Judge of Probate of Shelby County, Alabama.

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 the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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

Shelby County, AL 07/14/2025  
State of Alabama  
Deed Tax: \$396.50



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premises; that it is 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.

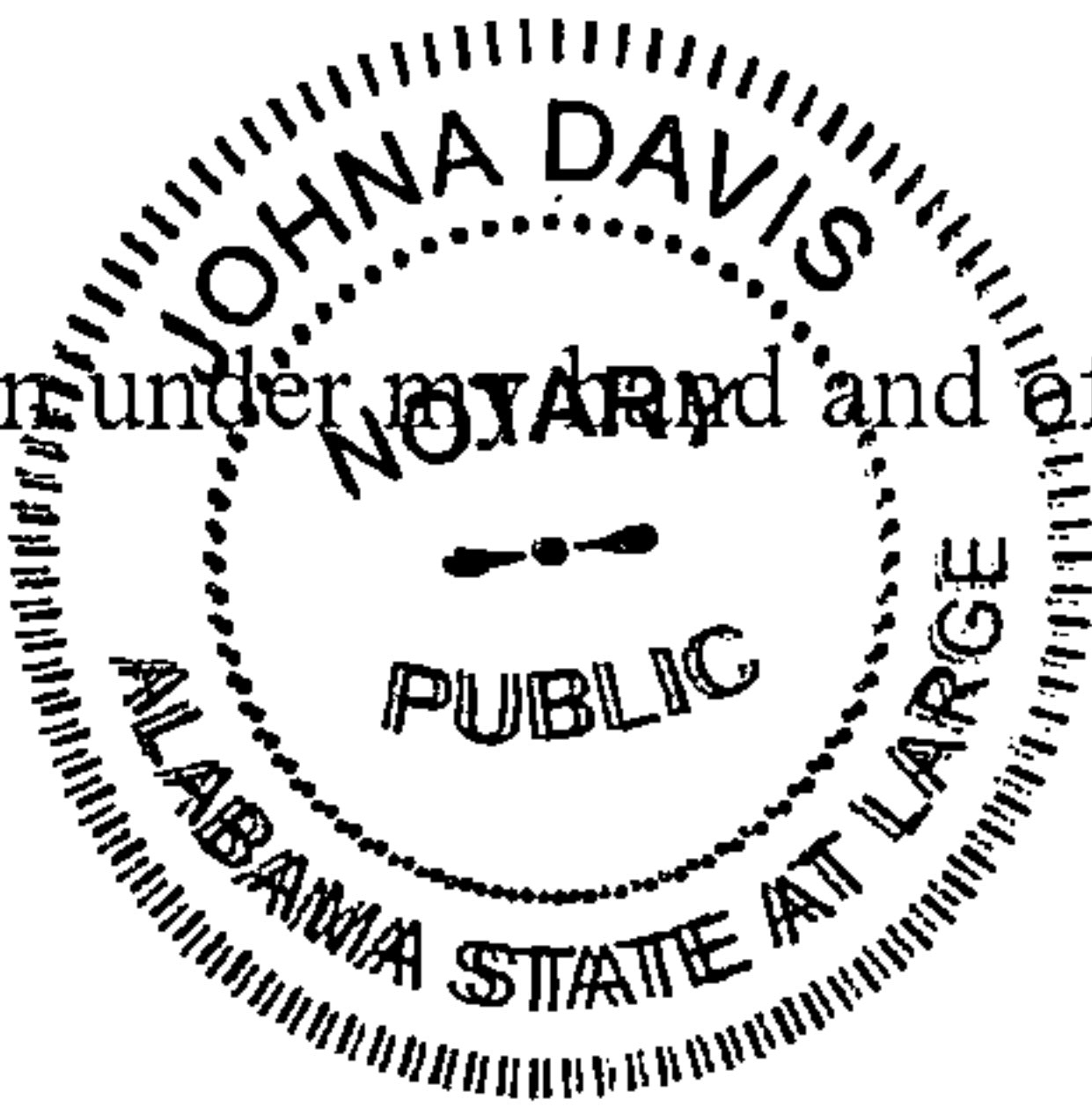
IN WITNESS WHEREOF, we have hereunto set our hands and seals, this the 8<sup>th</sup> day of JULY, 2025.

John C. Diemer  
John C. Diemer

STATE OF ALABAMA  
CHILTON COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that John C. Diemer, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 8<sup>th</sup> day of JULY, 2025.

 Johna Davis  
Notary Public 6-16-29

Address of Grantee: <u>715 Paradise Point Dr.</u> <u>COLUMBIANA, AL</u> <u>35051</u>	Address of Grantor: <u>715 Paradise Point Dr.</u> <u>COLUMBIANA, AL</u> <u>35051</u>	Property Address: <u>715 Paradise Point Dr.</u> <u>Columbiana, AL 35051</u>
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THE PREPARER OF THIS INSTRUMENT HAS NOT EXAMINED THE TITLE TO THE CAPTIONED LANDS AND MAKES NO CERTIFICATION AS TO THE STATUS OF THE SAME.



# Real Estate Sales Validation Form

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

Grantor's Name John C. Diemer  
Mailing Address 715 Paradise Point Dr.  
Columbiana, AL  
35051

Grantee's Name Mark Candie  
Sharon Candie  
Mailing Address 715 Paradise Point Dr.  
Columbiana, AL  
35051

Property Address 715 Paradise Point Dr.  
Columbiana, AL  
35051

Date of Sale 7-8-2025  
Total Purchase Price \$ \_\_\_\_\_

or  
Actual Value \$ \_\_\_\_\_

or  
Assessor's Market Value \$ 396,180.00



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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 - Create Life Estate

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 7-8-2025

Print Johnna Davis

Unattested

(verified by)

Sign

Johnna Davis

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1