

THIS INSTRUMENT WAS PREPARED BY:

John E. Medaris
230 Bearden Road
Pelham, AL 35124

SEND TAX NOTICE TO:



20250808000241890 1/2 \$199.00
Shelby Cnty Judge of Probate, AL
08/08/2025 09:15:43 AM FILED/CERT

****Title not Examined*****

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Ten Thousand dollars (\$10,000.00) and other good and valuable consideration to the undersigned Grantor, (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I **JAMES WENDELL LEDBETTER** an unmarried man, (herein referred to as Grantor, whether one or more), grant, bargain sell and convey unto **JAMES WENDELL LEDBETTER AND CANDY PORTER**, (herein referred to as Grantee, whether one or more), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate, situated in Shelby County, Alabama, to wit:

Lot 16, according to the Survey of Ashley Brook, as recorded in Map Book 22, Page 78, in the Office of Judge of Probate of Shelby County.

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

And I do, for myself and for my heirs, executors and administrators, covenant with said Grantee, his/her/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 Grantee, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand and seal this 5 day of August, 2025.

James Wendell Ledbetter
JAMES WENDELL LEDBETTER
Ledbetter

**STATE OF ALABAMA)
COUNTY OF SHELBY)**

I, the undersigned, a Notary Public in and for said County and State, hereby certify that **JAMES WENDELL LEDBETTER** whose name is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5 day of August

Neal L. Medaris
Notary Public
Exp: 3/18/2025

NEAL L. MEDARIS
NOTARY PUBLIC
STATE OF ALABAMA
2025

Shelby County, AL 08/08/2025
State of Alabama
Deed Tax: \$174.00

Real Estate Sales Validation Form

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

Grantor's Name James Wendell Ledbetter
Mailing Address 2012 Ashley Brook Way
Helena AL 35080

Grantee's Name James Wendell Ledbetter
Mailing Address Candy Porter
2012 Ashley Brook Way
Helena AL 35080

Property Address 2012 Ashley Brook Way
Helena AL 35080

Date of Sale _____

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$ 173,800

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



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If the conveyance document presented for recordation contains all of the 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 8-8-25

Print

Candy Porter

Sign

Candy Porter

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1