

This instrument prepared by:

Anthony D. Snable, Attorney  
SNABLE LAW FIRM, LLC  
2737 Highland Avenue South  
Birmingham, AL 35205

Send Tax Notices to:

Charles Pratt  
Heidi Higgins Pratt  
5157 Hollow Log Ln.  
Birmingham, AL 35244

WARRANTY DEED  
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA )

KNOW ALL MEN BY THESE PRESENTS,

JEFFERSON COUNTY )

That in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, to the undersigned Grantor(s), David Pratt, Jr., a married man, (herein referred to as Grantor(s)) in hand paid by the Grantees herein, the receipt and sufficiency of which is hereby acknowledged, the said Grantor(s) do(es) by these presents, grant, bargain, sell and convey unto the said Charles Pratt and Heidi Higgins Pratt, (herein referred to as Grantee(s)) as joint tenants with rights of survivorship, and upon the death of either of them, then unto 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 17, ACCORDING TO THE SURVEY OF HOMESTEAD THIRD SECTOR, AS RECORDED IN MAP BOOK 6, PAGE 118, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Subject to:

1. Ad valorem taxes for the current tax year, 2026.
2. Easements, restrictions, conditions and reservations of record.


THE GRANTOR HEREBY CERTIFIES THAT THE ABOVE DESCRIBED PROPERTY DOES NOT CONSTITUTE HIS HOMESTEAD OR THE HOMESTEAD OF HIS SPOUSE AS DEFINED BY CODE SECTION 6-10-2.

TO HAVE AND TO HOLD, to the said Grantees as joint tenants with rights 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, do for myself and for my heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted 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(s), their heirs, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s) this 8<sup>th</sup> day of December, 2025.

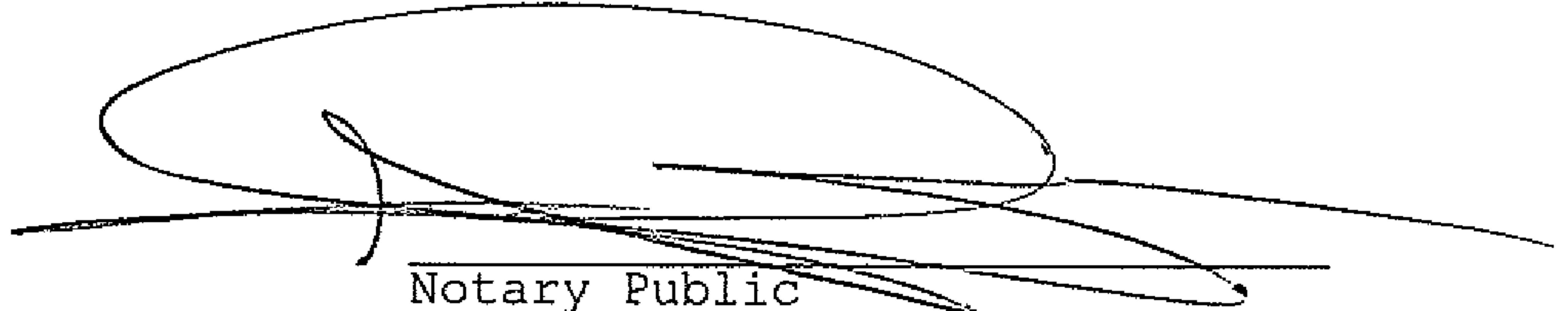
 (SEAL)  
David Pratt, Jr.

STATE OF ALABAMA )

JEFFERSON COUNTY )

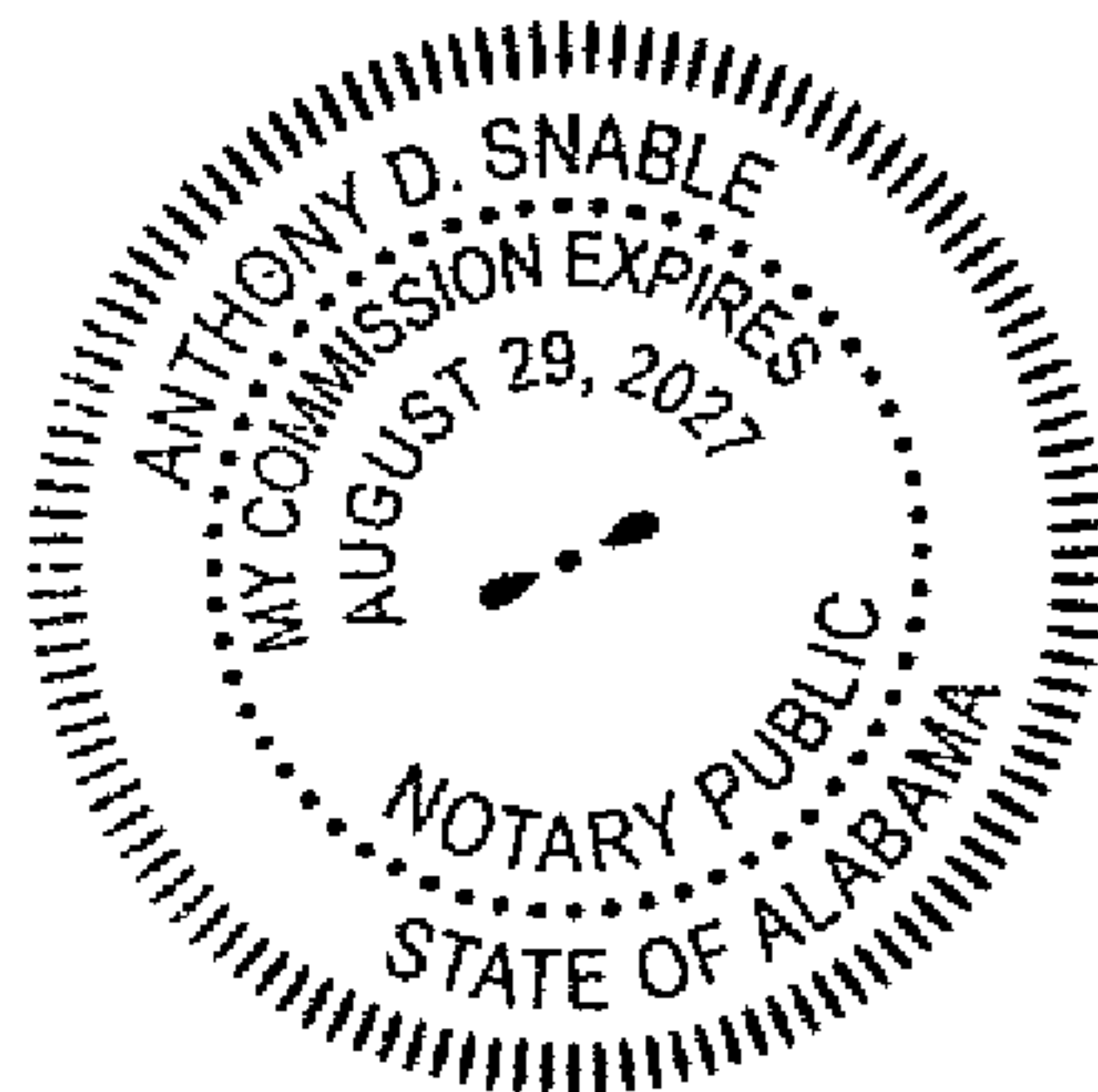
I, the undersigned, a Notary Public in and for said County, said State, hereby certify that David Pratt, Jr., a married man, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

GIVEN under my hand and official seal on this the 8<sup>th</sup> day of December, 2025.

  
Notary Public  
Anthony D. Snable

{NOTARIAL SEAL}

My Commission Expires:8/29/27



**Real Estate Sales Validation Form**

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

Grantor's Name David Pratt, Jr.

Grantee's Name Charles Pratt

Mailing Address 5157 Hollow Log Ln.  
Birmingham, AL 35244

Mailing Address 5157 Hollow Log Ln.  
Birmingham, AL 35244

Property Address 5157 Hollow Log Ln.  
Birmingham, AL 35244

Date of Sale: 12/8/2025

Total Purchase Price \$ \_\_\_\_\_

or

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

or

Assessor's Market Value \$414,500.00 \*

Recording Value \$ 138,166.66 \*

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 \*The grantors are conveying an undivided (33 1/3 %) interest in subject property and recording value is \$138,166.66 based on (33 1/3%) of the Tax Assessor's market value.

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 validation, 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: 12/8/2025

Print Name: Anthony D. Snable, Attorney

Unattested

Sign [Signature]  
(Grantor/Grantee/Owner/Agent) (Circle one)



Filed and ~~verified~~ by  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
12/11/2025 08:11:49 AM  
\$166.50 JOANN  
20251211000378610

*Allen S. Boyd*