

This instrument was prepared by:
David P. Condon, P.C.
100 Union Hill Drive Suite 200
Birmingham, AL 35209

Send tax notice to:
Linda S. Brewer
2592 Royal Court
Pelham, AL 35124

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS

That in consideration of **THREE HUNDRED FIFTY ONE THOUSAND AND 00/100 Dollars (\$351,000.00)** to the undersigned grantors in hand paid by the grantee herein, the receipt and sufficiency of which is acknowledged, we,

Catherine F. Whitley and Zachary A. Whitley, wife and husband

(hereinafter referred to as “Grantors”) do grant, bargain, sell and convey unto

Linda S. Brewer

(hereinafter referred to as “Grantee”) the following described real estate situated in Shelby County, Alabama to-wit:

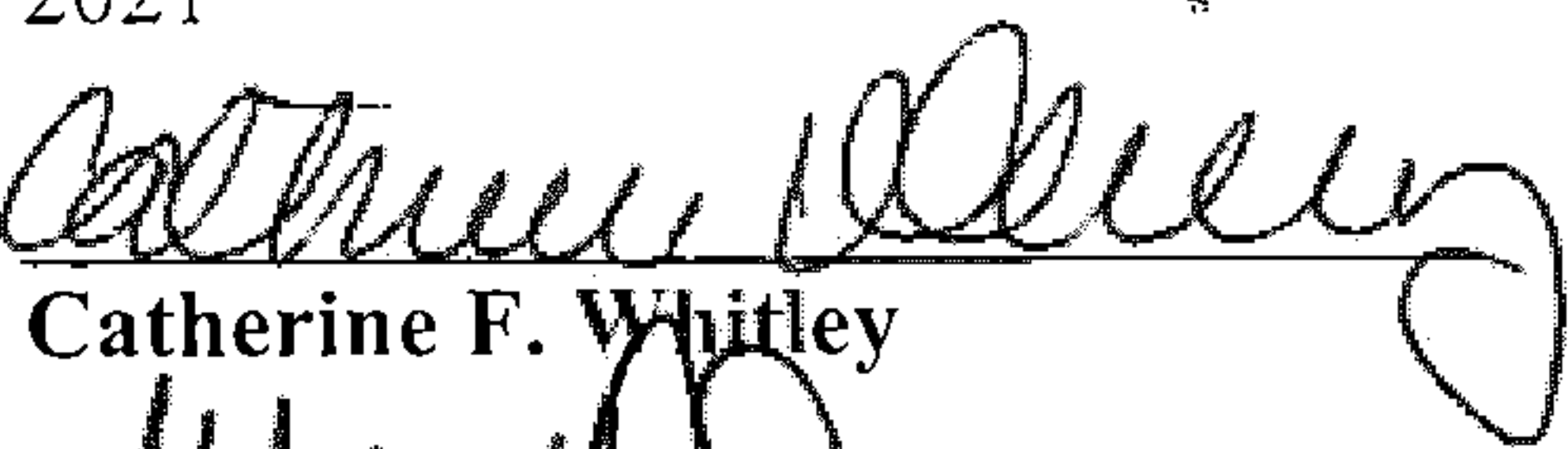
Lot 47, according to the Survey of Royal Oaks, Third Sector, Second Addition, as recorded in Map Book 8, page 37, in the Probate Office of Shelby County, Alabama.

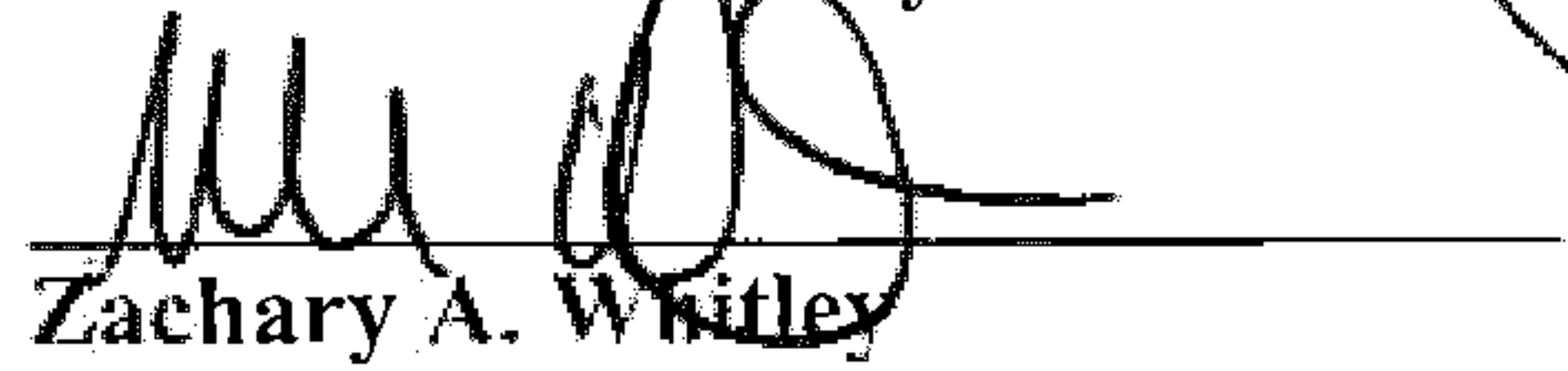
- Subject to:
- (1) 2022 ad valorem taxes not yet due and payable;
 - (2) all mineral and mining rights not owned by the Grantor; and
 - (3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

TO HAVE AND TO HOLD unto Grantee her heirs and assigns, forever;

And we do for ourselves and for our heirs, executors, and administrators covenant with Grantee, her 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 Grantee, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have set our hands and seals, this 31st day of December, 2021


Catherine F. Whitley

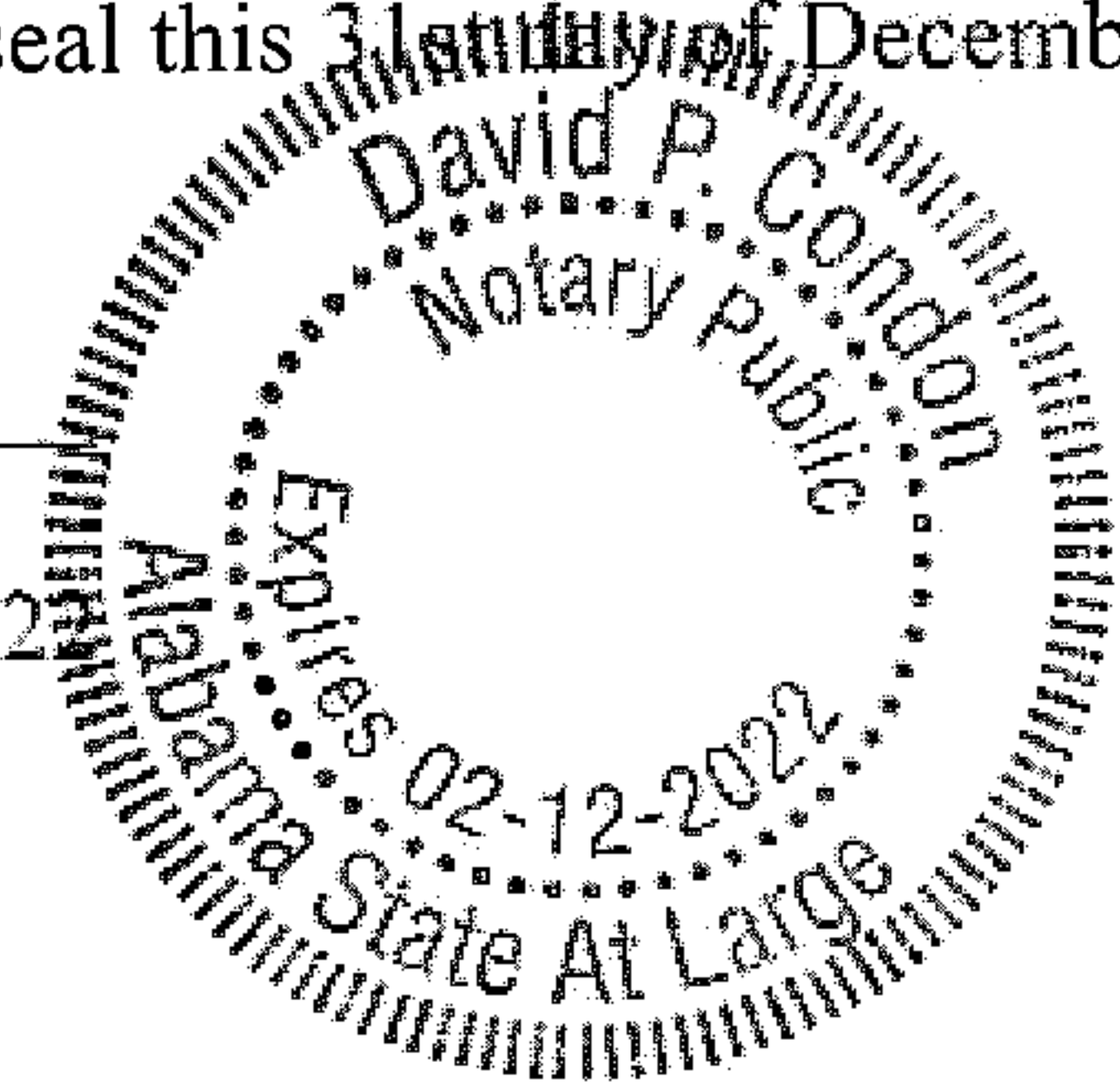

Zachary A. Whitley

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Catherine F. Whitley and Zachary A. Whitley 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 official seal this 31st day of December, 2021.


Notary Public: David P. Condon
My Commission Expires: 02.12.2022



Real Estate Sales Validation Form

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

Grantor's Name Catherine Whitley
 Mailing Address Zachary Whitley
495 Lakeview Drive
Jasper, AL 35502

Grantee's Name Linda S. Brewer
 Mailing Address 2592 Royal Court
Pelham, AL 35124

Property Address 2592 Royal Ct.
Pelham, AL 35124

Date of Sale 12-31-2021
 Total Purchase Price \$ 351,000.00

or
 Actual Value \$ _____

or
 Assessor's Market Value \$ _____

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 12-31-21

Print Dawn Begwell (for David P. Condon, Jr.)

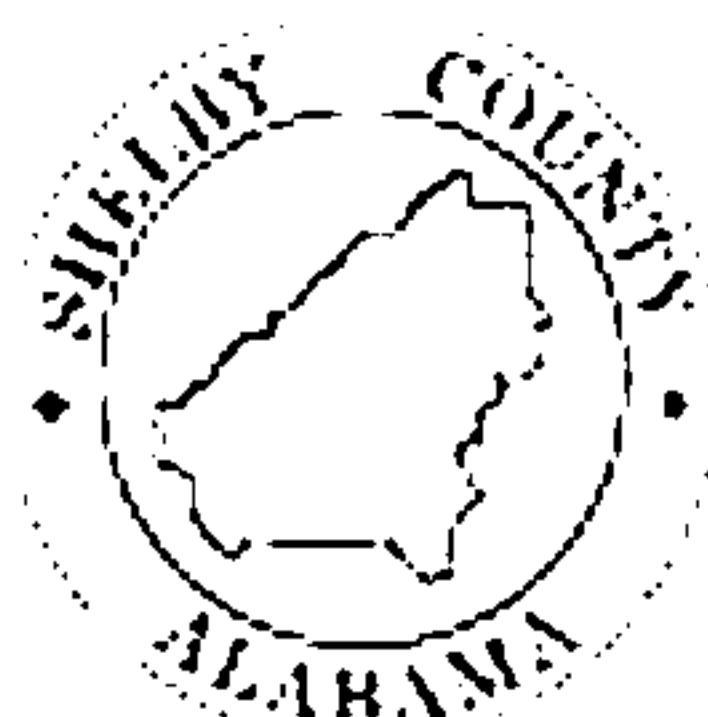
☐ Unattested

(verified by)

Sign Dawn Begwell

(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
 01/05/2022 01:24:19 PM
 \$376.00 BRITTANI
 20220105000005520

Allen S. Bayl