

20220325000121360
03/25/2022 08:30:26 AM
DEEDS 1/4

RECORD AND REQUESTED BY:

Priority Title & Escrow
641 Lynnhaven Pkwy, Suite 200
Virginia Beach, VA 23452
File No. 022209039

This document prepared by:

George Vaughn, Esq.
8940 Main Street
Clarence, NY 14031
7166343405

Tax ID No.: 134170000001.010

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

THIS DEED made and entered into on this 23rd day of March, 2022, by and between **James E. Dawson and Melanie Dawson, husband and wife, as joint tenants, with right of survivorship**, a mailing address of 238 Cahaba Falls Lane, Helena, AL 35080 hereinafter referred to as Grantor(s) and **Catherine B. Geer and Bryan Geer, wife and husband and Steven L. Geer, a married man, as joint tenants with the right of survivorship**, a mailing address of 11260 Persinger Circle, Northport, AL 35475, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of FIVE HUNDRED EIGHTY-SEVEN THOUSAND AND 00/100 (\$587,000.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee(s) the following described real estate located in Shelby County, Alabama:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

SUBJECT TO: EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, AND LIMITATIONS OF RECORD, IF ANY.

Prior instrument reference: Instrument Number: 20181212000433890, Recorded: 12/12/2018

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee and unto the heirs, administrators, successors or assigns, of the Grantee, forever in fee simple.

GRANTOR(S) hereby covenant with and represent unto the said Grantee(s) and unto her/his/their successors or assigns, that he/she/they is/are lawfully seized in fee simple of the lot or parcel of land above described; that the same is free from all liens and encumbrances except ad valorem taxes for the current tax year and subsequent years, restrictions, restrictive covenants and easements of record, if any; that he/she/they has/have a good and lawful right to sell and convey the same as aforesaid and that he/she/they will forever warrant and defend the title to same unto the said Grantee(s) and unto his/her/their successors or assigns, except as to said taxes, restrictions, restrictive covenants and easements of record, if any.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this 23rd day of March, 2022.

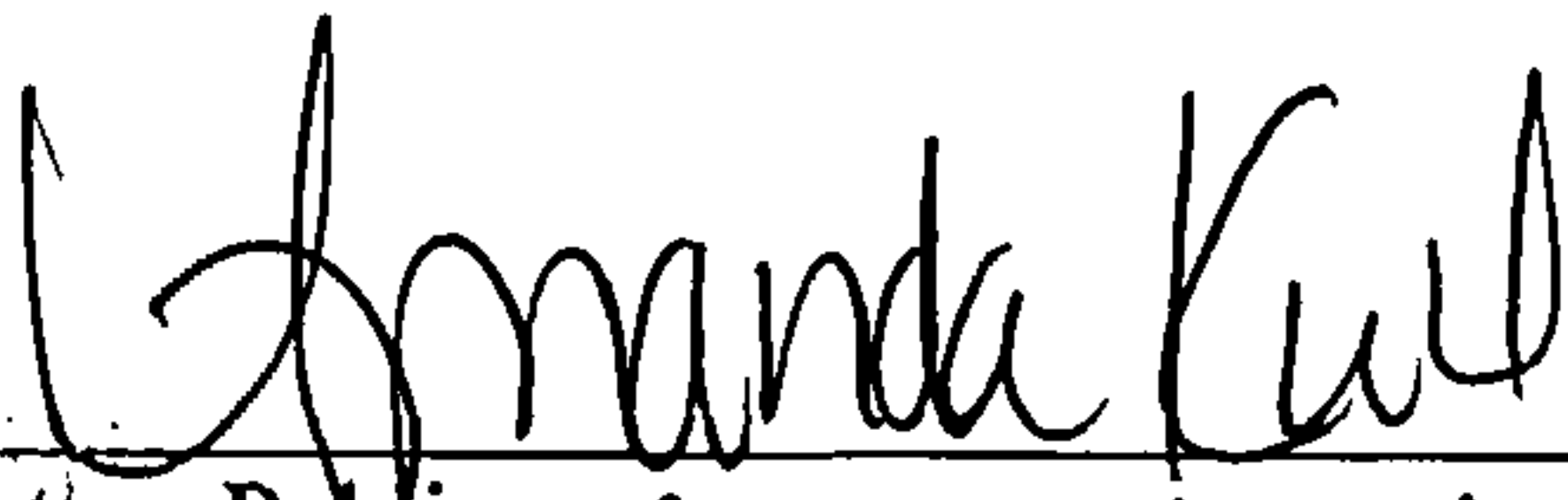

James E. Dawson

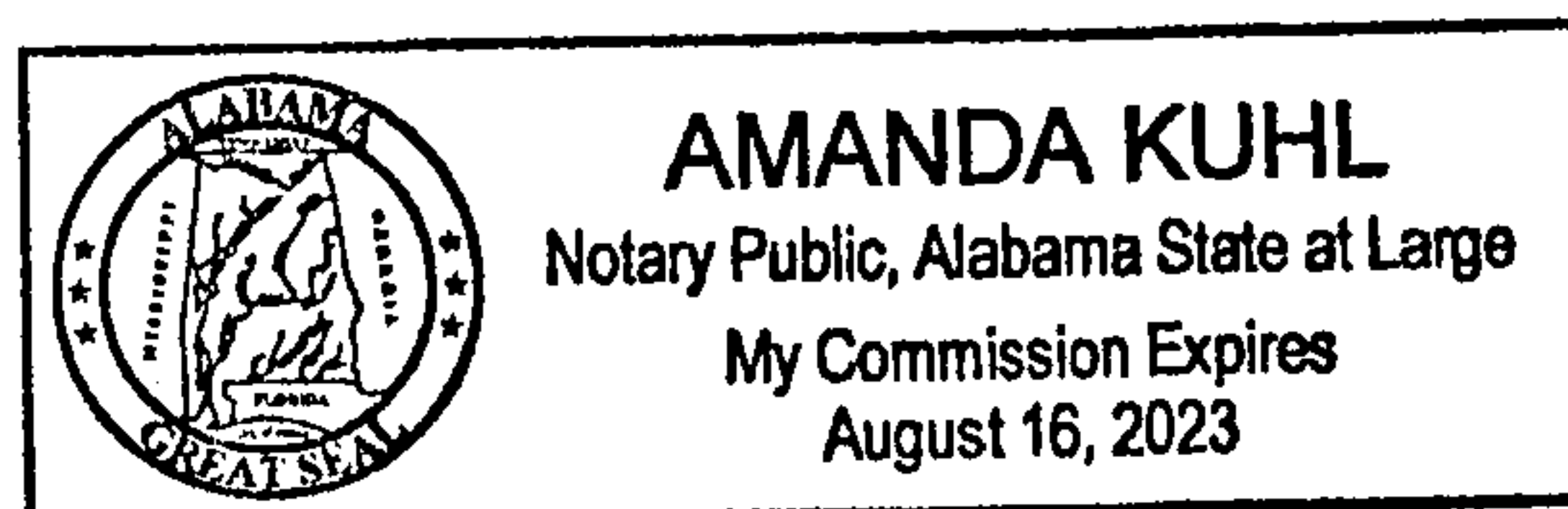

Melanie Dawson

STATE OF ALABAMA
COUNTY OF TUSCALOOSA

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

Given under my hand and seal this the 23rd day of March, 2022.


Notary Public
Print Name: Amanda Kuhl
My commission expires: _____



No title exam performed by the preparer. Legal description and party's names provided by the party.

EXHIBIT A
LEGAL DESCRIPTION

The following described real estate, situated in Shelby County, Alabama to-wit:

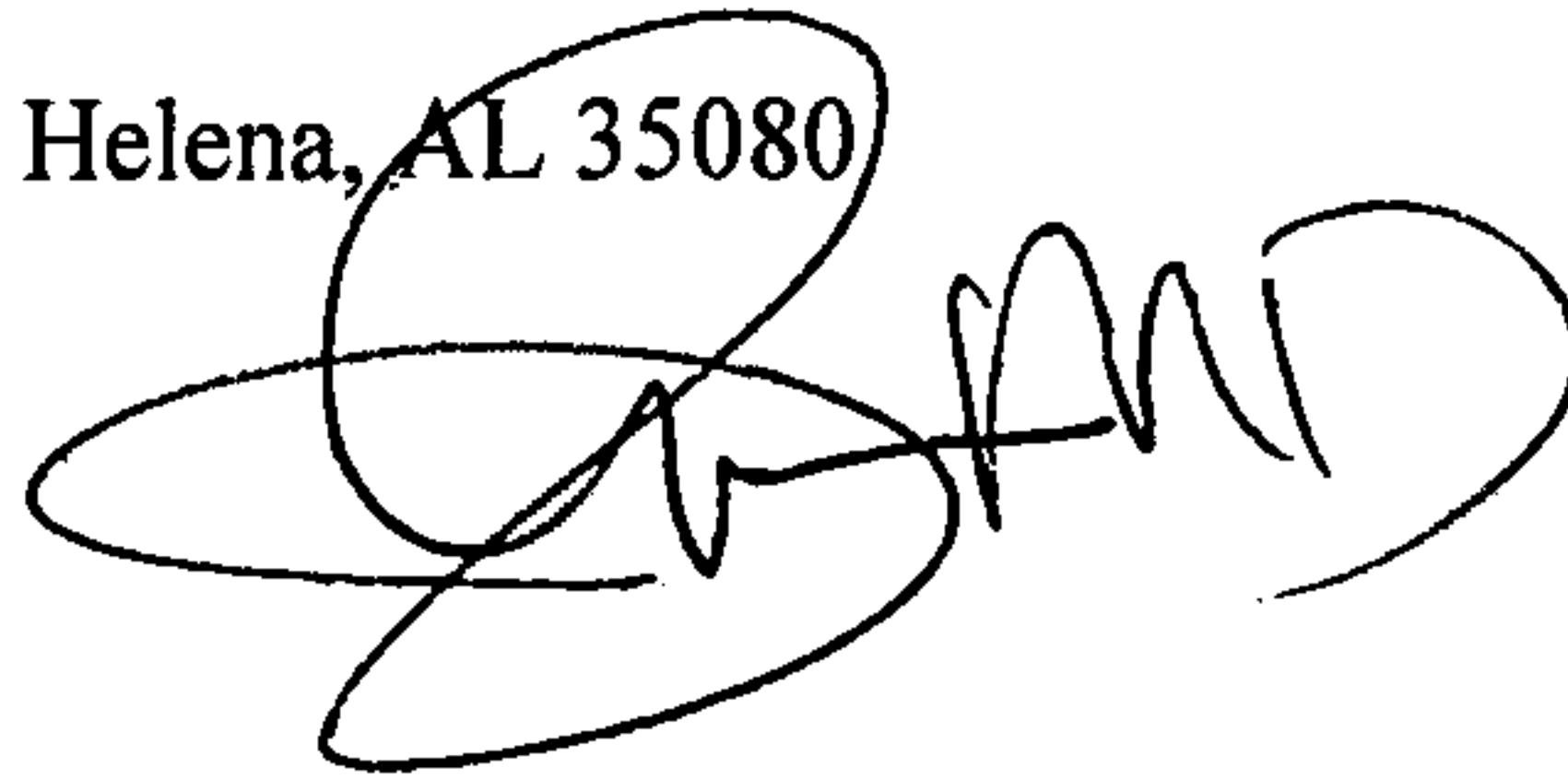
Lot 22-A, according to the Final Plat of Cahaba Falls Phase Four "A", as recorded in Map Book 28, Page 121, in the Probate Office of Shelby County, Alabama.

Also known as Lot 22-A, according to the Final Plat of Cahaba Falls Phase Four "B" as recorded in Map Book 29, Page 76, in the Probate Office of Shelby County, Alabama.

Parcel ID Number: 134170000001.010

Being all and the same lands and premises conveyed to James E. Dawson and Melanie Dawson by Jason D. Miller and Mary E. Miller in a Warranty Deed dated 12/11/2018 and recorded 12/12/2018 in Instrument No. 20181212000433890 in the Land Records of Shelby County, Alabama.

Property commonly known as: 238 Cahaba Falls Lane, Helena, AL 35080

A handwritten signature in black ink, appearing to be "J. Miller", is written over the address line.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 03/25/2022 08:30:26 AM
 \$60.50 CHERRY
 20220325000121360

Allen S. Bayl

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 E. Dawson and Melanie Dawson	Grantee's Name	Catherine B. Geer and Bryan Geer and Steven L. Geer
Mailing Address	238 Cahaba Falls Lane Helena, AL 35080	Mailing Address	11260 Persinger Circle Northport, AL 35475
Property Address	238 Cahaba Falls Lane Helena, AL 35080	Date of Sale	3/23/22
		Total Purchase Price	\$587,000.00
		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
 ☐ Appraisal
☐ Sales Contract
 ☐ Other
☒ Closing Statement

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 03/25/2022

Print Catherine B. Geer and Bryan Geer

Unattested

Sign *Catherine B. Geer*
 (Grantor/Grantee/Owner/Agent) circle one

(verified by)