



20220331000131380 1/3 \$74.00
Shelby Cnty Judge of Probate, AL
03/31/2022 11:11:35 AM FILED/CERT

File No. DS-22009

Send Tax Bills To:

Raytonya D. Dailey and Corey T. Dailey, Sr.
632 Park Forest Lane
Alabaster, AL 35007

This Instrument Prepared by:

Neil E. Senkbeil, Esq.
Deep South Title, LLC
4000 Eagle Point Corporate Drive
Birmingham, AL 35242

STATE OF ALABAMA)
 :
COUNTY OF SHELBY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which, whereof is acknowledged, the undersigned, **BRUCE E. DURRETT AND TRACY D. DURRETT**, husband and wife ("Grantors") do hereby grant, bargain, sell and convey unto **RAYTONYA D. DAILEY AND COREY T. DAILEY, SR.** ("Grantees") as joint tenants, 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, and to the heirs and assigns of the survivor, the following described real estate, together with any and all buildings, improvements, fixtures, and appurtenances, thereon or pertaining thereto:

Lot 20, according to the Survey of Park Forest Subdivision – Fourth Sector, as recorded in Map Book 18, Page 95, in the Probate Office of Shelby County, Alabama.

Subject to current taxes and all covenants, conditions, restrictions, easements and mortgages of record.

\$259,250.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto 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, and to the heirs and assigns of the survivor. And Grantors do for themselves and for the heirs, executors, administrators, successors and assigns of Grantors, covenant with the said Grantees, their heirs, executors, administrators, successors and assigns, that Grantors are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above, that Grantors have a good right to sell and convey the same as aforesaid; that Grantors will and the heirs, executors, administrators, successors and assigns of Grantors shall warrant and defend the same to the said Grantees, their heirs, executors, administrators, successors and assigns forever, against the lawful claims of all persons.

Shelby County, AL 03/31/2022
State of Alabama
Deed Tax:\$46.00




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IN WITNESS WHEREOF, Grantors have hereunto set their hands and seals as of this 25th day of March, 2022.

"GRANTORS:"

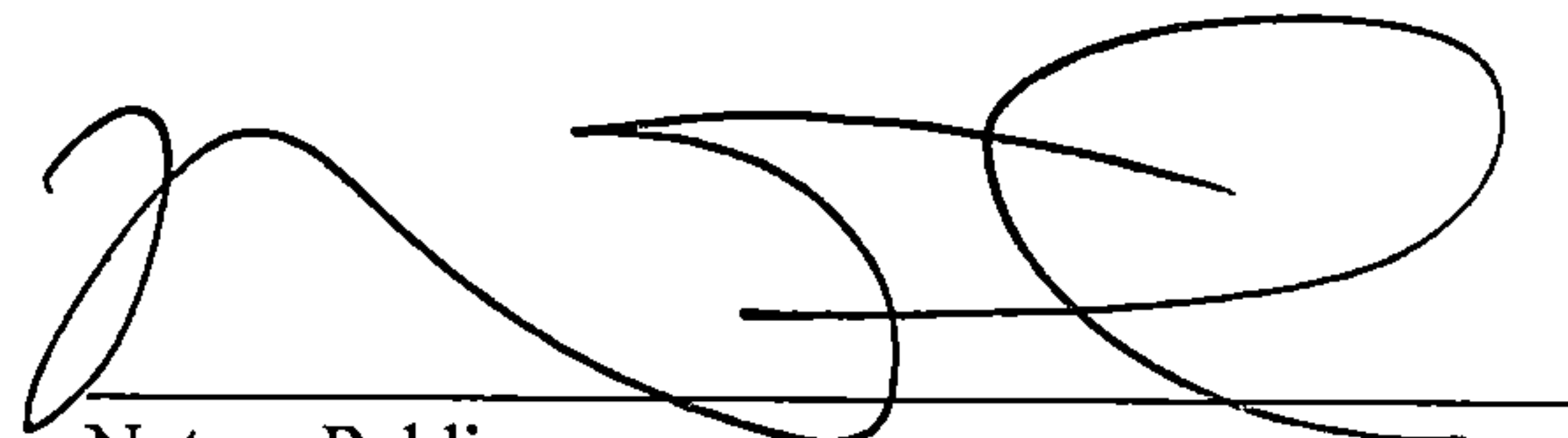

Bruce E. Durrett [SEAL]

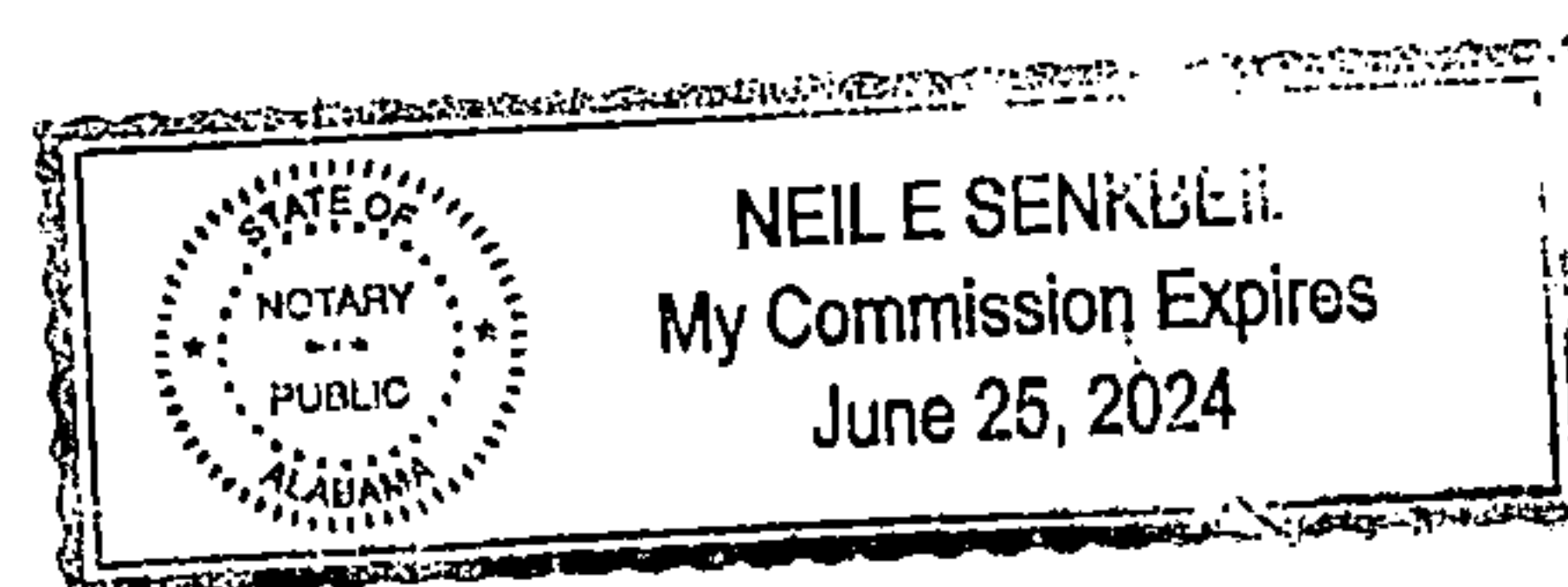

Tracy D. Durrett [SEAL]

STATE OF ALABAMA)
 :
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **Bruce E. Durrett and Tracy D. Durrett**, husband and wife, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that, being informed of the contents of said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25th day of March, 2022.


Notary Public
My Commission Expires: _____





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Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975,

Grantor's Name Bruce and Tracy Durrett
Mailing Address 1012 Lakeview Lane
Calera, AL 35040

Grantee's Name Raytonya and Corey Dailey
Mailing Address 632 Park Forest Lane
Alabaster, AL 35007

Property Address 632 Park Forest Lane
Alabaster, AL 35007

Date of Sale March 25, 2022
Total Purchase Price \$ 305,000.00

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 3/25/22

Print _____

Sign _____

Unattested _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1