

Property Address:
110 Sterling Park Drive
Alabaster, AL 35007

Grantee's Address:

WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable consideration in hand paid to TERI LONG AND MICHAEL LONG (hereinafter referred to as "Grantor(s)"), the receipt and sufficiency of which is hereby acknowledged, by the Michael Long (hereinafter referred to as "Grantee(s)"), does hereby GRANT, BARGAIN, SELL and CONVEY unto Grantee(s), in fee simple absolute together with every contingent remainder and right of reversion, and subject to all the provisions contained in this warranty deed, the following described real property situated in Shelby County, Alabama, to-wit:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

LESS AND EXCEPT such oil, gas, and other mineral interests, and all rights and privileges in connection therewith, as may have been reserved or conveyed by prior owners, if any.

THIS CONVEYANCE AND THE WARRANTIES CONTAINED IN THIS WARRANTY DEED ARE MADE SUBJECT TO THE FOLLOWING:


Any and all covenants, restrictions, regulations, conditions, easements, rights-of-way, liens, set back lines, and other rights of whatever nature, recorded and/or unrecorded.

TOGETHER WITH ALL AND SINGULAR the rights, members, privileges, tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining.

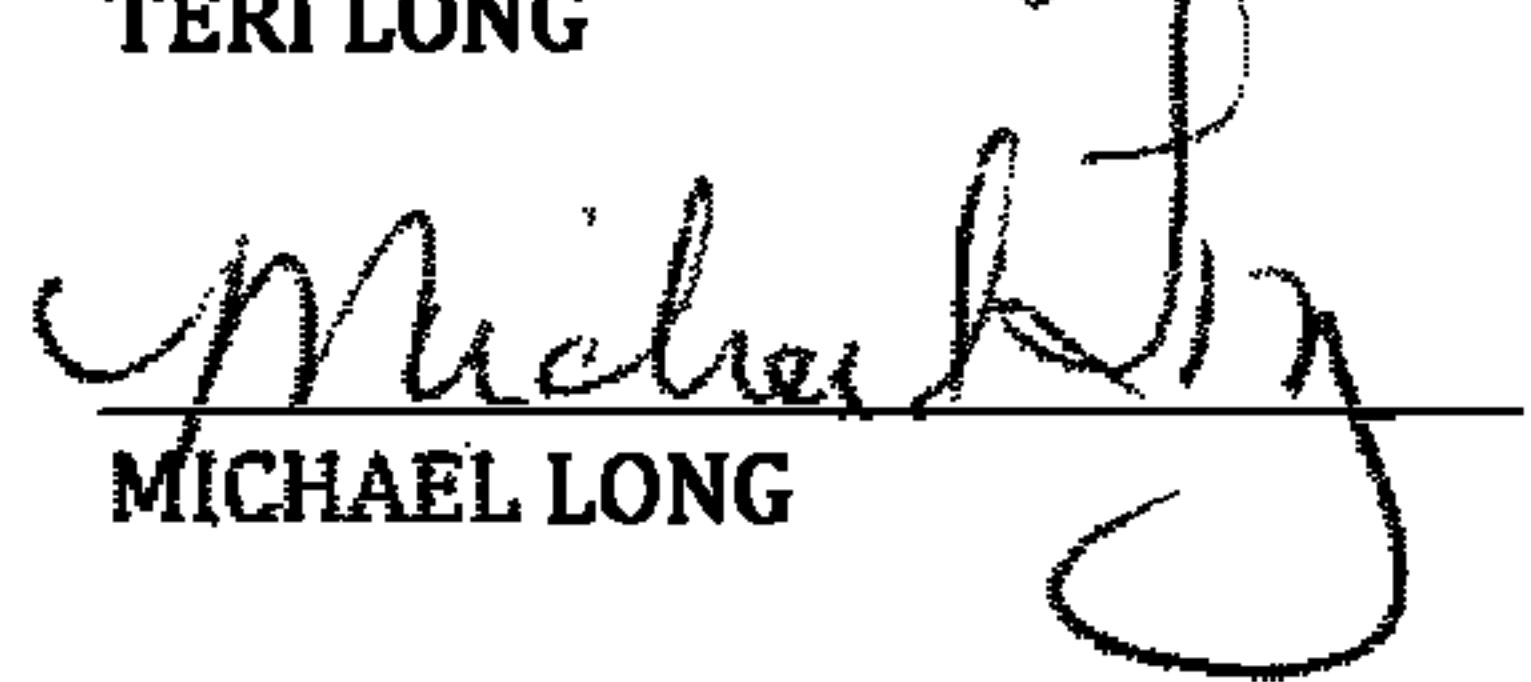
TO HAVE AND TO HOLD unto said Grantee(s), and the heirs and assigns of said Grantee(s), in fee simple, forever.

AND except as to the above, and taxes hereafter falling due, which are assumed by said Grantee(s), for the Grantor(s), and for the heirs and assigns of the Grantor(s), hereby covenants and warrants to and with said Grantee(s), Grantee's heirs and assigns, that the Grantor(s) is seized of an indefeasible estate in fee simple in and to said real property, and has a good and lawful right to sell and convey the same, and that the Grantor(s) is in quiet and peaceable possession of said real property, and that said real property is free and clear of all liens and encumbrances, unless otherwise noted herein and/or incorporated herein by reference, and Grantor(s) does hereby WARRANT and will forever DEFEND the title to said real property, unto said Grantee(s), and Grantee's heirs and assigns, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor(s) has set the hand and seal of the Grantor(s) on this, the 23rd of March, 2023



TERI LONG

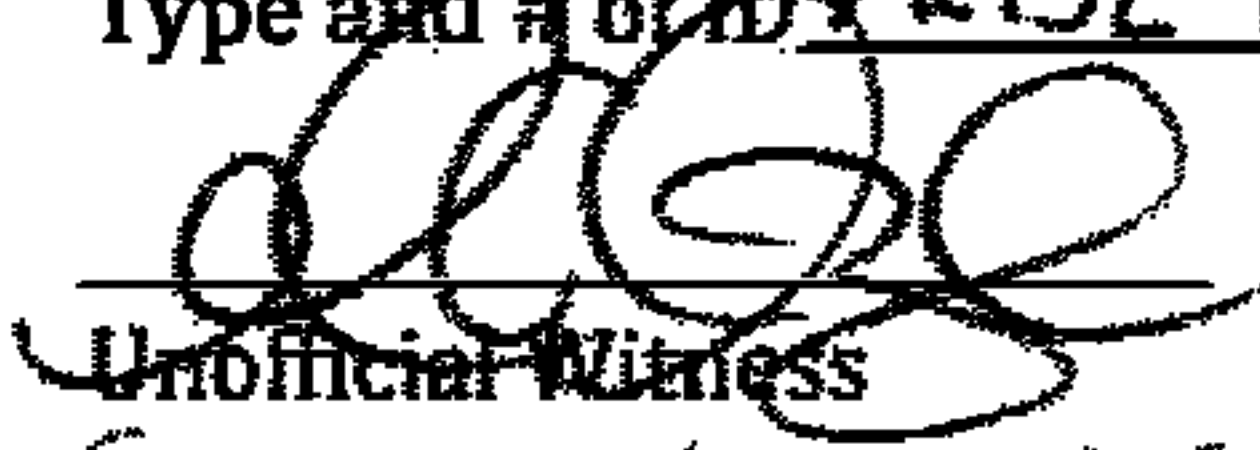
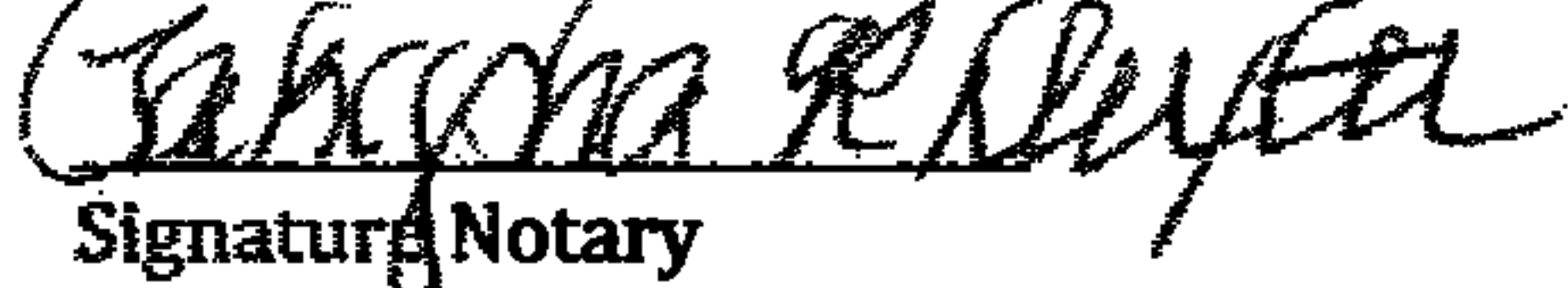


MICHAEL LONG

STATE OF ~~GEORGIA~~ ALABAMA
COUNTY OF ~~FULTON~~ SHELBY

Signed, sealed and delivered before me, this 24th day of March, 2023.

☐ Personally Known
☒ Produced Identification
Type and # of ID: AL DL 4990316 / AL DL 4727083


Unofficial Witness

Signature Notary

TAKYSHA R DEXTER
Notary Public
Alabama State at Large

Takysa R Dexter
Name of Notary Typed, Stamped, or Printed
Notary Public, State of Georgia ALABAMA

EXHIBIT "A"

Property Address: **110 Sterling Park Drive**
 Alabaster, AL 35007

LOT 66A, ACCORDING TO A RESURVEY OF LOTS 66 & 67, FINAL PLAT OF STERLING GATE, SECTOR 4, AS RECORDED IN MAP BOOK 39, PAGE 118, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

CHAIN OF TITLE:

This being the same property conveyed from to Teri Long and Michael Long by deed dated 02/27/2012 and filed 03/12/2012 in Instrument #20120312000083620.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 08/09/2023 09:46:40 AM
 \$32.00 BRITTANI
 20230809000240090

Allen S. Bayl

TO CLEAR TITLE

Real Estate Sales Validation Form

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

Grantor's Name <u>Teri Long and Michael Long</u> Mailing Address <u>110 Sterling Park Dr</u> <u>Alabaster AL</u> <u>35007</u>	Grantee's Name <u>Michael Long</u> Mailing Address <u>110 Sterling Park Dr</u> <u>Alabaster AL, 35007</u>
Property Address <u>110 Sterling Park Dr</u> <u>Alabaster AL, 35007</u>	Date of Sale <u>3/24/2023</u> Total Purchase Price \$ <u>0.00</u> or Actual Value \$ _____ or Assessor's Market Value \$ <u>482,300</u>

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)

<input type="checkbox"/> Bill of Sale <input type="checkbox"/> Sales Contract <input type="checkbox"/> Closing Statement	<input checked="" type="checkbox"/> Appraisal <input checked="" type="checkbox"/> Other <u>Alabama Code §40-22-1(h)(2)</u>
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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 5/8/2023

Print Maria Gonzalez

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1