

Send Tax Notice to:
JUDY SANSOM
3017 IRIS DRIVE
HOOVER, AL 35244

PREPARED BY:
JOHN R. HOLLIMAN
2491 PELHAM PKWY
PELHAM, AL 35124

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 paid to me by Grantee, the receipt in full and sufficiency whereof is acknowledged, JUDY SANSOM, a single person the undersigned Grantor, do grant, bargain, sell and convey my interest to JUDY SANSOM, TRUSTEE OF THE SANSOM LIVING TRUST DATED 10/3/23, the Grantee in and to the following described real property, situated in SHELBY COUNTY, ALABAMA, viz:

LOT2104 ACCORDING TO THE SURVEY OF FLEMMING FARMS PHASE 2, AS RECORDED IN MAP BOOK 50, PAGE 18 A&B IN THE PROBATE OFFICE OF SHELBY COUNTY.

IS AND REMAINS THE HOMESTEAD OF THE GRANTOR.

Subject taxes for 2024, Easements, Reservations, Rights of Way, Restrictions and Covenants, Transmission Line, Sanitary Sewer Easement, and easements for ingress and egress, and building lines of record.

This deed prepared without benefit of title examination or survey and was prepared from description furnished by Grantors. The draftsman makes no warranties as to the sufficiency of the interest conveyed.

TO HAVE AND TO HOLD unto the said Grantee, their successors and assigns in fee simple, forever.

And I do, for myself and my heirs, executors and administrators, covenant with the said Grantee, their successors and assigns, that I am lawfully seized in fee simple of said real property, and that it is free from all encumbrances; 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, their successors and assigns, forever, against the lawful claims of all persons.

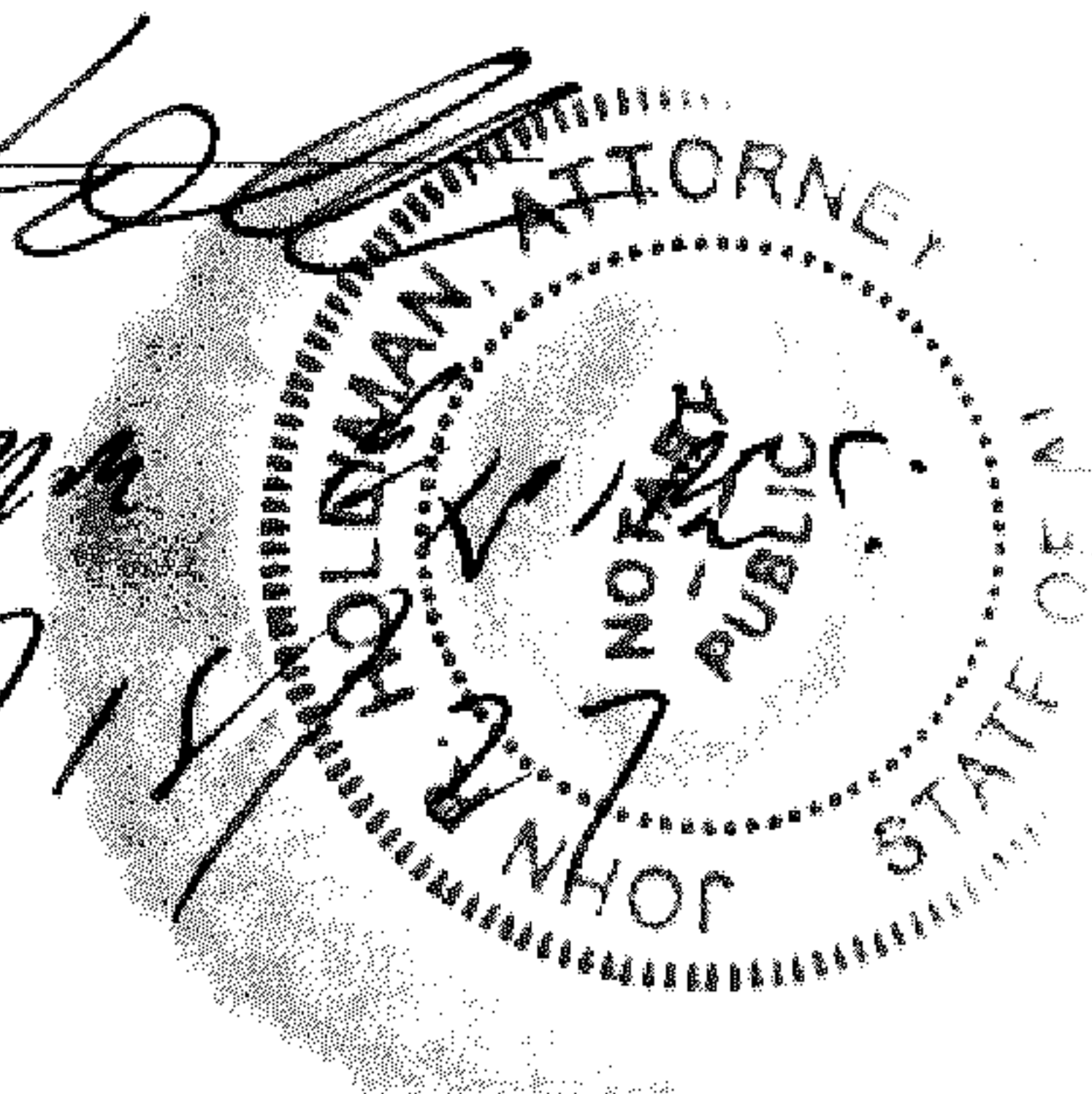
IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 10/3/23

Judy Sansom (SEAL)
JUDY SANSOM

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, do hereby certify that **JUDY SANSOM** signed to the foregoing conveyance and who is known to me, acknowledged before me that, being informed of the contents of the conveyance, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 10/3/23

[Signature]
Notary Public
My comm. 11/15/21


Real Estate Sales Validation Form

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

Grantor's Name Judy Sansom
Mailing Address 3017 Iris Drive
Hoover, AL 35244

Grantee's Name Judy Sansom, Trustee of the Sansom Living Trust
Mailing Address 3017 Iris Drive
Hoover, AL 35244

Property Address 3017 Iris Drive
Hoover, AL 35244

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 400,300.00



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/11/2024 10:31:56 AM
\$428.50 PAYGE
20240311000065260

Alis Byrd

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 3/11/2024

Print Shannon Brubaker

Unattested _____
(verified by)

Sign Shannon Brubaker
(Grantor/Grantee/Owner/Agent) circle one