

**WARRANTY DEED**

This instrument was prepared by:  
B. Christopher Battles  
3150 Highway 52 West  
Pelham, AL 35124

Send tax notice to:  
Giannina B. Stephens  
2537 Westminster Circle  
Birmingham, AL 35242

**STATE OF ALABAMA**                    **20180322000095120**  
**COUNTY OF SHELBY**                **03/22/2018 01:06:30 PM**  
   **DEEDS 1/2**

Know All Men by These Presents: That in consideration of **Ten and no/100 Dollars (\$10.00)**, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt where is acknowledged, I, **KERRY B. STEPHENS, an unmarried man** (herein referred to as Grantor) grant, bargain, sell and convey unto **GIANNINA B. STEPHENS** (herein referred to as Grantee), the following described real estate, situated in **Shelby** County, Alabama, to-wit:

**Lot 35, according to the Survey of Meadow Ridge, as recorded in Map Book 11, Page 40 A & B, in the Probate Office of Shelby County, Alabama.**

**KERRY B. STEPHENS is one and the same person as KERRY BRYANT STEPHENS.**

**The deed is pursuant to the Final Judgment of Divorce filed 02/12/2018, in the Circuit Court of Shelby County, Alabama, under Case Number DR-18-900018.**


Subject to mineral and mining rights if not owned by Grantor.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

Purchase price herein above has been paid by a purchase money mortgage loan closed simultaneously herewith.

And I do, for myself and for my heirs, executors and administrators, covenant with said Grantee, her heirs and assigns, that I am lawfully seized in fee simple of said premises; that she is free from all encumbrances, unless otherwise stated above; 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, her heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I have hereunto set my hand and seal this 15th day of March, 2018.

  
\_\_\_\_\_  
**KERRY B. STEPHENS**

**STATE OF ALABAMA**  
**COUNTY OF SHELBY**

I, CHRISTINA ELIZABETH WALL, a Notary Public in and for said County, in said State, hereby certify that **KERRY B. STEPHENS**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15th day of March, 2018

CHRISTINA ELIZABETH WALL  
Notary Public, State of Alabama  
Alabama State At Large  
My Commission Expires  
January 30, 2021

  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 01/30/2021

Real Estate Sales Validation Form

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

Grantor's Name Kerry B. Stephens
Mailing Address

Grantee's Name Giannina B. Stephens
Mailing Address 2537 Westminster Cir
Birmingham, AL 35242

Property Address 2537 Westminster Cir
Birmingham, AL 35242

Date of Sale 03/15/2018

Total Purchase Price \$

Or

Actual Value \$

Or

Assessor's Market Value \$ 156,800 (1/2)

20180322000095120 03/22/2018 01:06:30 PM DEEDS 2/2

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

X Other Tax Assessed Value \$313,600.00

Under Parcel 10-1-11-0-007-035.000

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

Print B. CHRISTOPHER BATTLES

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
03/22/2018 01:06:30 PM
\$19.00 CHERRY
20180322000095120

Handwritten signature