

SEND TAX NOTICE TO: 20200505000176590
Jon T. Rodgers 05/05/2020 04:07:42 PM
2090 Village Lane DEEDS 1/3
Calera, AL 35040

This instrument prepared by:
Frank Steele Jones
Frank Jones & Associates, LLC
500 Southland Drive, Suite 230
Hoover, AL 35226

WARRANTY DEED

State of Alabama)
Shelby)
Jefferson County) KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Twenty-Eight Thousand Dollars and Zero cents (\$128,000.00)**, and other good and valuable considerations to the undersigned Grantors, in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, **Mark Dean, an unmarried man**, (hereinafter referred to as the "Grantors" whether one or more), grants, bargains, sells and conveys unto **Jon T. Rodgers** (hereinafter referred to as the "Grantees" whether one or more), the following described real estate, situated in **Jefferson County, Alabama**, to-wit:

Shelby

Lot 272, according to the Map and Survey of Waterford Village, Sector Three, as recorded in Map Book 31, page 135 in the Office of the Judge of Probate for Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to ad valorem taxes for the years 2020, and subsequent years, easements, restrictions, covenants, rights of way, and limitations of record. Mineral and mining rights excepted.

\$121,600.00 of the above mentioned purchase price was paid for from mortgage loan(s) closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantee, as fee simple owner, his heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantee, her heirs and assigns forever, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hands and seals, this the **29th day of April, 2020**.



Mark Dean

(SEAL)

State of Alabama

Jefferson County

)
)
)

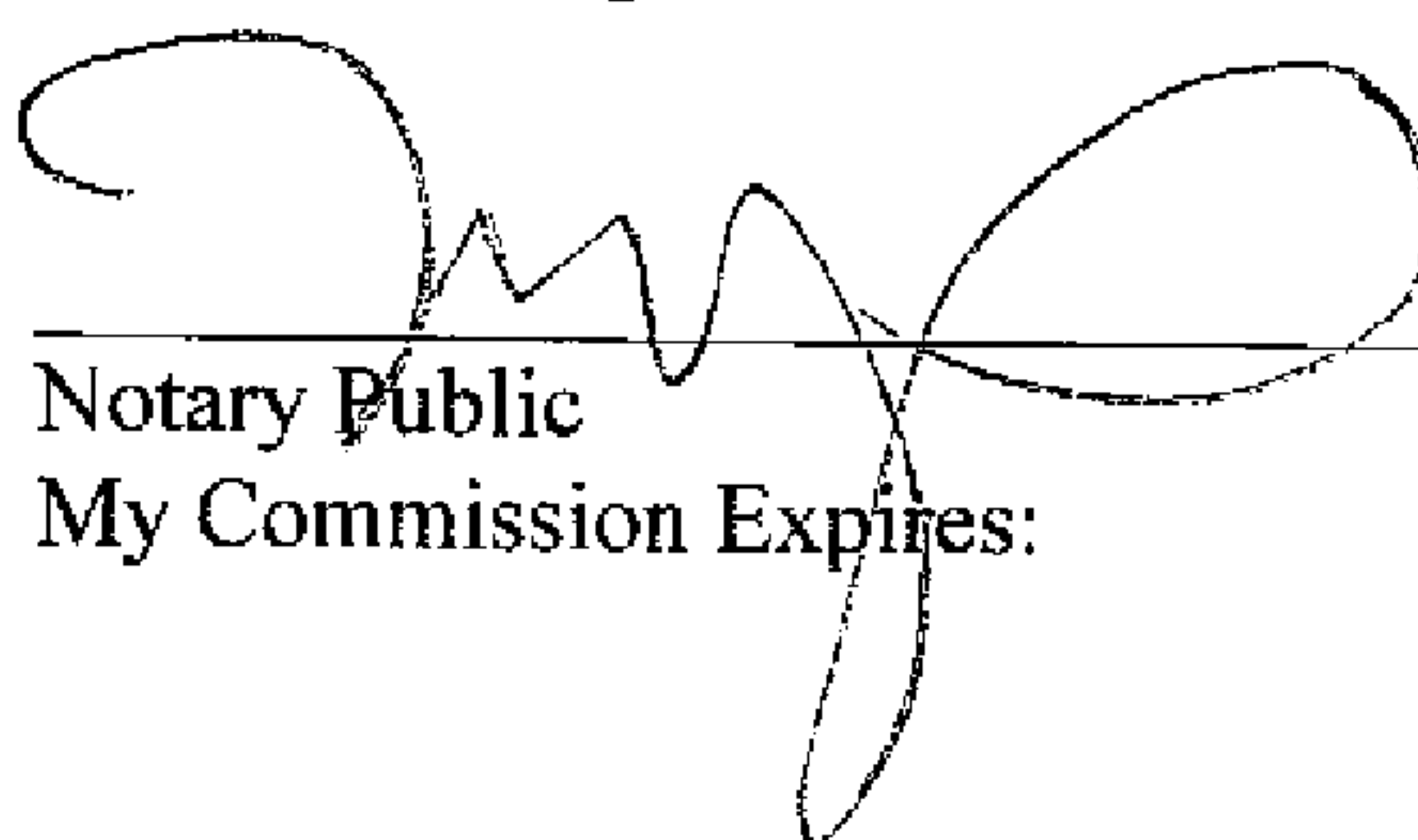
General Acknowledgment

I, FRANK STEELE JONES, a Notary Public in and for said County, in said State, hereby certify that **Mark Dean**, 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 the conveyance, she executed the same voluntarily for and as her own act on the day the same bears date.

Given under my hand and official seal this the **29th day of April, 2020**.

(SEAL)

FRANK STEELE JONES
Notary Public, Alabama State At Large
My Commission Expires 03/14/2023



Notary Public
My Commission Expires:

FILE NO: 2020055

Real Estate Sales Validation Form

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

Grantor's Name Mark Dean
Mailing Address 500 Southland Dr.
Suite 230
Hoover, AL 35226

Grantee's Name Jon T. Rodgers
Mailing Address 2090 Village Lane
Calera, AL 35040

Property Address 2090 Village Lane
Calera, AL 35040

Date of Sale April 29th 2020
Total Purchase Price \$ 126,000.00

or
Actual Value \$

20200505000176590 05/05/2020 04:07:42 PM DEEDS 3/3 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 4/29/20

Print Robin Bagwell

Sign Robin Bagwell

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/05/2020 04:07:42 PM
\$34.50 CHERRY
20200505000176590

Ann S. Bayl