

10,000

WARRANTY DEED

This instrument was prepared by
Steven R. Sears, attorney
655 Main Street, BX Four
Montevallo, AL 35115+0004
telephone: 665-1211
without benefit of title evidence.

Please send tax notices to:

Queen Ester Rogers
916 Meriweather Drive
Calera, AL 35040+6242

State of Alabama)
County of Shelby)

Know all men by these presents, that in consideration of love and affection, to the undersigned grantor in hand paid by the grantees herein, the receipt whereof is acknowledged, I, **QUEEN ESTER ROGERS, AN UNMARRIED WOMAN**, all of 916 Meriweather Drive, Calera, AL 35040+6242, do grant, bargain, sell, and convey unto **MYSELF, QUEEN ESTER ROGERS, FOR LIFE**, with remainder over to my children: Sandra Vanessa Johnson, a married woman, of 113 Camden Lake Drive, Calera, AL 35040; Tommy Leon Rogers, a married man, of 916 Meriweather Drive, Calera, AL 35040+6242; and Timothy Dewayne Rogers, an unmarried man, of 916 Meriweather Drive, Calera, AL 35040+6242, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 54, according to the Final Plat of the Meadows at Meriweather Phase 3, as recorded in Map Book 36, page 19, in the Probate Office of Shelby County, Alabama.

Source of title: A warranty deed from Tiffany Martin to grantor herein, executed 28 March 2020.

Subject to all mortgages, liens, and restrictions of record. The property is fully mortgaged, with de minimis equity. The Shelby County Revenue Commissioner has appraised the underlying realty at \$140,000 as of May 2020.

It is the intent of this instrument to convey all property acquired in the source deed, whether or not correctly described above.

Shelby County, AL 06/03/2020
State of Alabama
Deed Tax: \$105.00


20200603000222660 1/3 \$135.00
Shelby Cnty Judge of Probate, AL
06/03/2020 09:48:41 AM FILED/CERT

The conveyed property forms the homestead of the grantor.

To have and to hold to the said grantees, their heirs and assigns forever.

QUEEN ESTER ROGERS, does for herself and for her administrators, heirs, and successors covenant with the said grantees, their heirs and assigns, that she is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that she has a good right to sell and convey the same as aforesaid; that she will and their administrators, heirs, and successors shall warrant and defend the same to the said grantees, their heirs and assigns forever, against the lawful claims of all persons.

In witness whereof, I, **QUEEN ESTER ROGERS** have set my hand and seal, this 27 May 2020.

Witness:

Steve Sears

Queen Ester Rogers (Seal)
QUEEN ESTER ROGERS

State of Alabama)
County of Shelby)

I, the undersigned notary public for the State of Alabama at Large, hereby certify that Queen Ester Rogers, an unmarried woman, whose name is signed to the foregoing conveyance, and who is (made) known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27 May 2020.

Steven Sears

Notary public

My commission expires 22 March 2022

20200603000222660 2/3 \$135.00
Shelby Cnty Judge of Probate, AL
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Real Estate Sales Validation Form

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

Grantor's Name
Mailing Address

Queen E Rogers
916 Meriwether
Calera AL
35040

Grantee's Name
Mailing Address

Queen E Rogers
916 Meriwether
Dr. Calera AL
35040

Property Address

916 Meriwether
Dr. Calera AL
35040

Date of Sale

3.28.20

Total Purchase Price \$

or

Actual Value

\$

or

Assessor's Market Value \$

140,000 $\frac{3}{4} = 105,000$

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 6.3.20

Print

Queen E Rogers

Sign

Unattested

Verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20200603000222660 3/3 \$135.00
Shelby Cnty Judge of Probate, AL
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