

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **Two Hundred Sixty-Eight Thousand and No/100 Dollars (\$268,000.00)** and other good and valuable consideration, to the undersigned grantor, in hand paid by the grantee herein, the receipt where is acknowledged I, **Kristin Michele Lett Ross, and husband David Heath Ross**, (herein referred to as grantor), grant, bargain, sell and convey unto **Na'Dia Allen**, (herein referred to as grantee), the following described real estate situated in **Shelby County, Alabama**, to wit:

Lot 27-B, according to the Survey of The Cottages of Brook Highland, as recorded in Map Book 16, Page 129, in the Office of the Judge of Probate of Shelby County, Alabama.

For ad valorem tax purposes only, the address to the above described property is 1937 Stone Brook Lane, Birmingham, AL 35242.

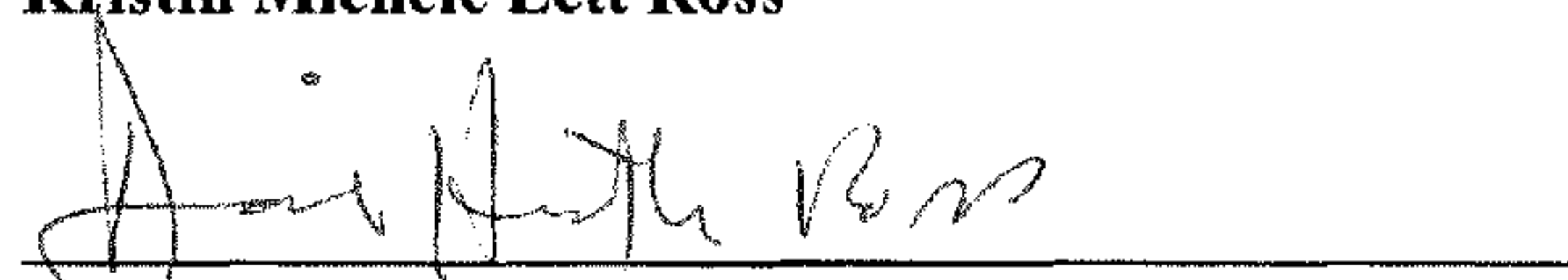
To Have and to Hold to the said grantee, their assigns forever.

And I do, for myself and for my heirs, executors and administrators, covenant with said grantee, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are 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, their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I have hereunto set my hand and seal this 15 day of July, 2020.



Kristin Michele Lett Ross

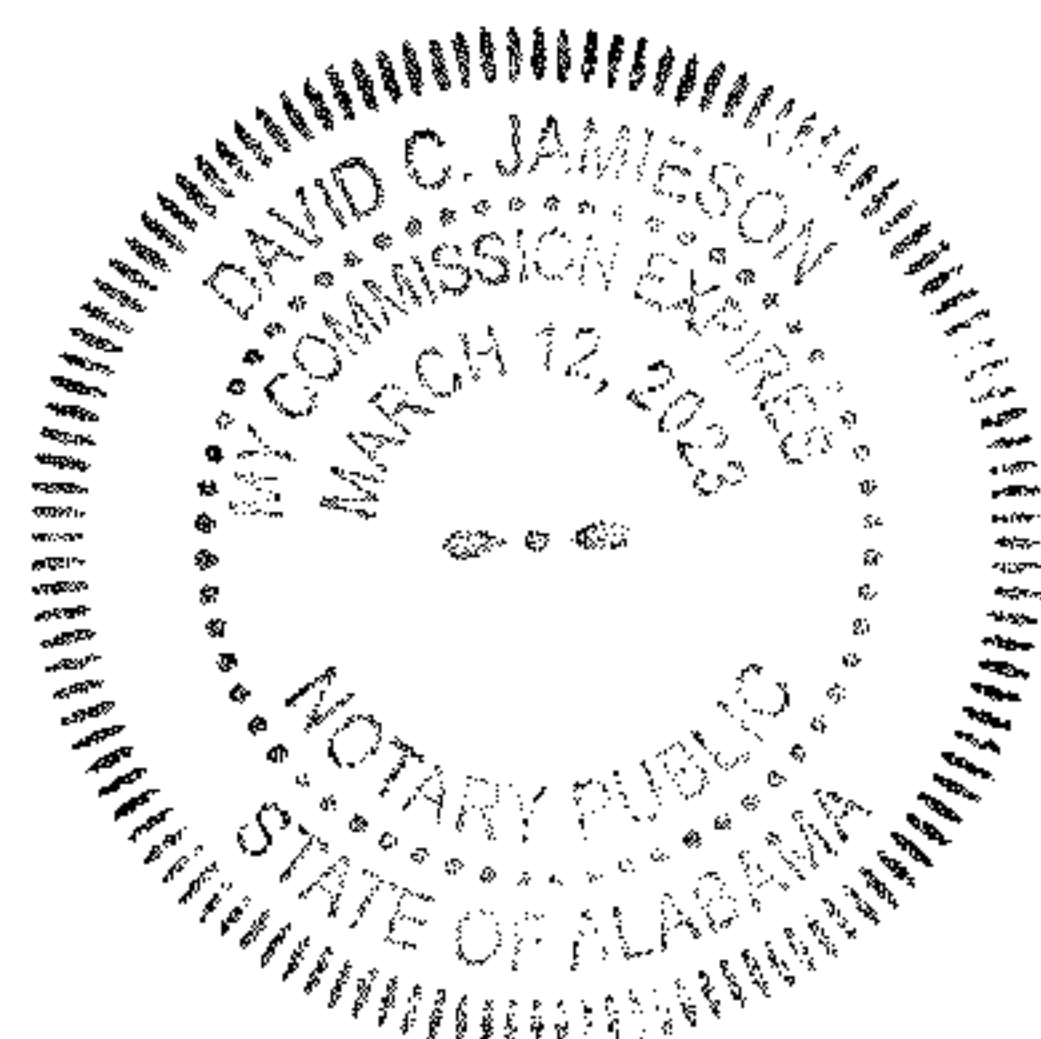


David Heath Ross

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County and State hereby certify that **Kristin Michele Lett Ross and David Heath Ross**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 15th day of July, 2020.





NOTARY PUBLIC

My Commission Expires: 3/12/23

THIS INSTRUMENT PREPARED BY:

David C. Jamieson, Attorney, 3000 Riverchase Galleria Suite 705, Birmingham, AL 35244

AFTER RECORDING, RETURN TO:

Smith Closing & Title, LLC, 3000 Riverchase Galleria Suite 705, Birmingham, AL 35244



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/22/2020 08:38:21 AM
\$30.00 JESSICA
20200722000305750

Allen S. Bayal

20200722000305750 07/22/2020 08:38:21 AM DEEDS 2/2

Real Estate Sales Validation Form

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

Grantor's Name David & Kristy Ross
Mailing Address 1026 Legacy Drive
Hoover, AL 35242

Grantee's Name Nadia Allen
Mailing Address 1937 Stone Brook Lane
Birmingham, AL 35242

Property Address 1937 Stone Brook Lane
Birmingham, AL 35242

Date of Sale 07/15/2020
Total Purchase Price \$ 268,000

or
Actual Value \$

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 07/20/2020

Print LISA EATON

☐ Unattested

Sign *Lisa Eaton*

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1