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08/04/2020 01:24:08 PM
DEEDS 1/2

This Instrument was prepared by:
Gregory D. Harrelson, Esq
Harrelson Law Firm, LLC
101 Riverchase Pkwy East
Hoover, AL 35244

Send Tax Notice To:
Dennis Lloyd Berry
1661 Old Cahaba Court
Helena, AL 35080

WARRANTY DEED

STATE OF ALABAMA)
)
COUNTY OF SHELBY) KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TWO HUNDRED TWELVE THOUSAND NINE HUNDRED and 00/100 Dollars (\$212,900.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, Dawn Lawley Bone , as Personal Representative of the Estate of Marlene Lee Lawley, deceased, Probate Case No. PR-2020-000234 in the Probate Court of Shelby County, Alabama (herein referred to as GRANTOR), does hereby grant, bargain, sell and convey unto Dennis Lloyd Berry (herein referred to as GRANTEE), the following described real estate situated in Shelby County, Alabama to-wit:

Lot 328, according to the Survey of Old Cahaba, Oak Ridge Sector, First Addition, as recorded in Map Book 25, Page 60, in the Probate Office of Shelby County, Alabama.

Subject to: (1) Ad valorem taxes due and payable October 1, 2020 and all subsequent years thereafter; (2) All easements, restrictions, covenants, reservations, agreements, rights-of-way, building setback lines and any other matters of record; (3) Any Mineral or Mineral Rights leased, granted or retained by prior owners; (4) Current Zoning and Use Restrictions.

\$191,610.00 of the purchase price was paid from the proceeds of a Purchase Money Mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantee, his heirs and assigns, forever.
And the Grantor does for itself/herself and for its/her heirs, executors and administrators covenant with the said Grantees, his heirs and assigns, that it/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that it/she has a good right to sell and convey the same as aforesaid; that it/she will, and its/her heirs, executors and administrators shall warrant and defend the same to the said Grantee, his heirs and assigns, against the lawful claims of all persons.

IN WITNESS WHEREOF, I hereunto set my hand and seal on this the 24th day of July, 2020.

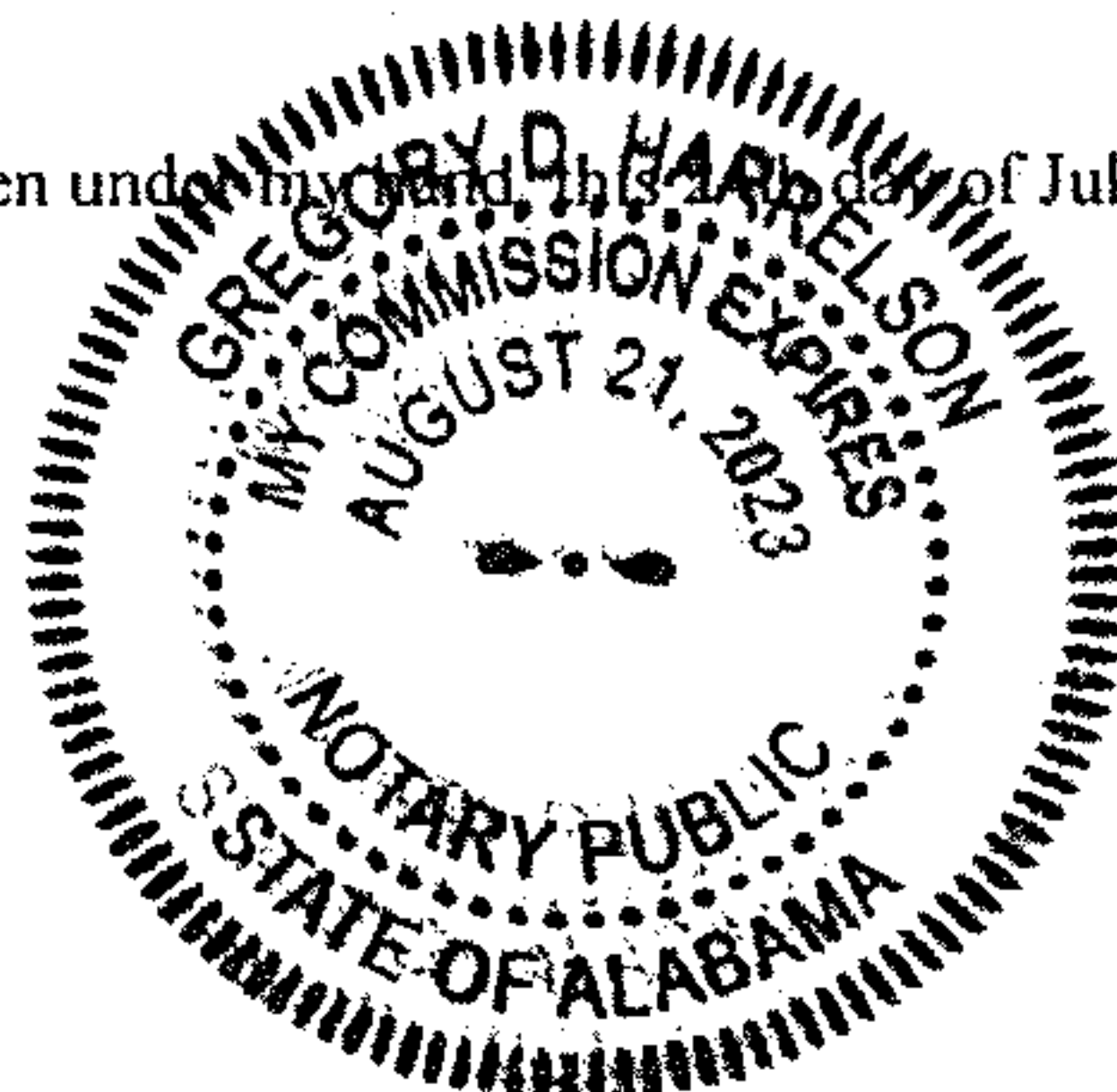


Dawn Lawley Bone, As Personal Representative of the Estate of Marlene Lee Lawley, deceased, Probate Case No. PR-2020-000234 in the Probate Office of Shelby County, Alabama

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Dawn Lawley Bone, whose name as Personal Representative of the Estate of Marlene Lee Lawley, 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, as such Personal Representative and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 24th day of July, 2020.



NOTARY PUBLIC
My Commission Expires: 08/21/2023

Real Estate Sales Validation Form

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

Grantor's Name Estate of Marlene Lee Lawley
Mailing Address 1075 Highway 5
Wilsonville, AL 35186

Grantee's Name Dennis Lloyd Berry
Mailing Address 26559 Finley Ave
Wyoming, MN 55092

Property Address 1661 Old Cahaba Court
Helena, AL 35080

Date of Sale 07/24/2020
Total Purchase Price \$ 212,900.00
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 7/24/2020

Print Dawn Lawley Bone

Unattested (verified by)

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

