

WARRANTY DEED

20200901000387670
09/01/2020 03:20:16 PM
DEEDS 1/2

STATE OF ALABAMA
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Three Hundred One Thousand and 00/100 (\$301,000.00) and other valuable considerations to the undersigned Grantor(s) in hand paid by the Grantee(s) herein, the receipt of which is hereby acknowledged, I/we SARAH PALMER, PERSONAL REPRESENTATIVE OF THE ESTATE OF THOMAS JERALD PALMER, DECEASED, SHELBY COUNTY PROBATE CASE # PR-2020-000572 herein referred to as Grantor(s), do hereby GRANT, BARGAIN, SELL AND CONVEY unto SHAMARAL THOMAS, referred to as Grantee(s), his/her/their heirs and assigns, the following described real estate, situated in Shelby County, State of Alabama, to wit:

LOT 16, AND THAT PART OF LOT 17, BLOCK 1, ACCORDING TO THE SURVEY OF SUMMER PLACE, SECOND SECTOR, AS RECORDED IN MAP BOOK 17, PAGE 132, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. THAT PART OF LOT 17 DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHWEST CORNER OF SAID LOT 17; THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID LOT 17, A DISTANCE OF 25.00 FEET; THENCE 69 DEGREES 18 MINUTES 51 SECOND RIGHT IN SOUTHEASTERLY DIRECTION, A DISTANCE OF 149.41 FEET TO THE SOUTHEASTERLY LINE OF SAID LOT 17; THENCE 80 DEGREES 30 MINUTES 29 SECONDS RIGHT IN SOUTHWESTERLY DIRECTION, A DISTANCE OF 89.97 FEET TO THE SOUTHWEST CORNER OF SAID LOT 17; THENCE 120 DEGREES 10 MINUTES 40 SECONDS RIGHT IN A NORTHERLY DIRECTION ALONG THE WEST LINE OF SAID LOT 17, A DISTANCE OF 185.00 FEET TO THE POINT OF BEGINNING. BEING SITUATED IN SHELBY COUNTY, ALABAMA.

\$295,548.00 OF THE ABOVE CONSIDERATION WAS PAID FROM THE PROCEEDS OF THAT MORTGAGE CLOSED SIMULTANEOUSLY HERewith. *Also, a 2nd mortgage in the amount of \$10,535.00*
THOMAS JERALD PALMER IS ONE AND THE SAME PERSON AS THOMAS J. PALMER, WHO ACQUIRED PROPERTY IN INSTRUMENT #20051228000664660. THOMAS J. PALMER HAVING DIED ON OR ABOUT NOVEMBER 25, 2019.

Subject to easements, restrictive covenants, set back lines, limitations, rights of ways as shown by public records and ad valorem taxes as shown of record.

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

TO HAVE AND TO HOLD, the aforegranted premises to the said GRANTEE(S), his/her/their heirs and assigns FOREVER.

And GRANTOR(S) do covenant with the said GRANTEE(S), his/her/their heirs and assigns, that they have lawfully seized in fee simple of the aforementioned premises; that they are free from all encumbrances, except as hereinabove provided; that they have a good right to sell and convey the same to the GRANTEE(S), his/her/their heirs and assigns, and that GRANTOR(S) will WARRANT and DEFEND the premises to the said GRANTEE(S), his/her/their heirs and assigns forever, the lawful claims and demands of all persons, except as hereinabove provided.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand and seal this 14th day of August, 2020.

Sarah Palmer personal rep
SARAH PALMER, PERSONAL REPRESENTATIVE OF
THE ESTATE OF THOMAS JERALD PALMER,
DECEASED, SHELBY COUNTY PROBATE CASE # PR-
2020-000572

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County and State hereby certify that SARAH PALMER, PERSONAL REPRESENTATIVE OF THE ESTATE OF THOMAS JERALD PALMER, DECEASED, SHELBY COUNTY PROBATE CASE # PR-2020-000572 whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, she, in her capacity of Personal Representative and with full authority executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this 14th day of August, 2020.

My Commission Exp:

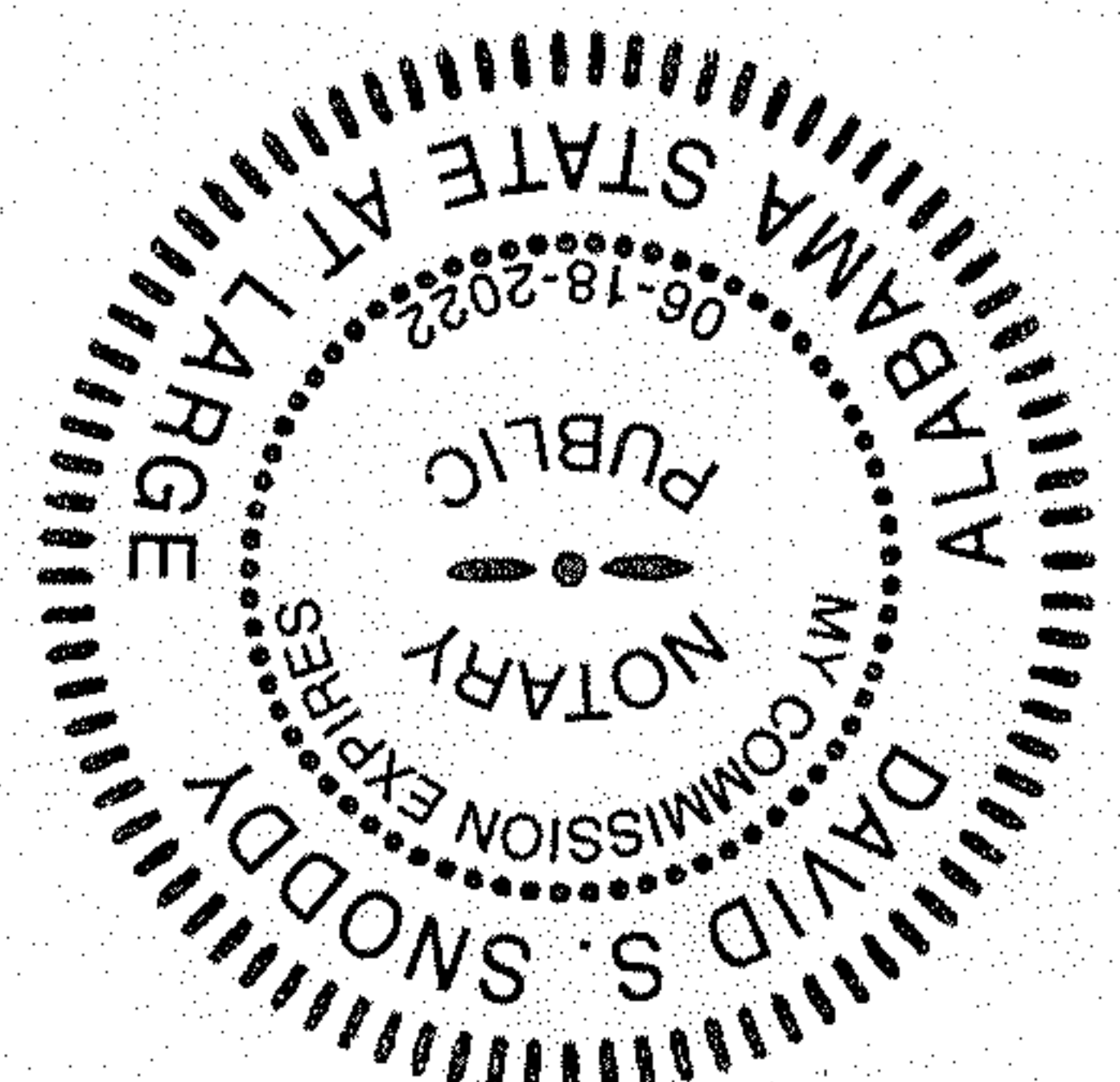
[Signature]
Notary Public

THIS INSTRUMENT PREPARED BY:
DAVID S. SNODDY ATTORNEY AT LAW
THE SNODDY LAW FIRM, LLC
2105 DEVEREUX CIRCLE, SUITE 101
BIRMINGHAM, ALABAMA 35243

SEND TAX NOTICE TO:

SHAMARAL THOMAS
112 AUTUMN PL
PELHAM, AL 35242

SLF 20-222



20200901000387670 09/01/2020 03:20:16 PM 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

THE ESTATE OF THOMAS JERALD PALMER
THOMAS

Grantee's Name

SHAMARAL

Mailing Address:

3150 Sewell Mill Rd,
Marietta, GA
30062

Mailing Address:

112 AUTUMN PL
PELHAM, AL 35242

Property Address

112 AUTUMN PL
PELHAM, AL 35242

Date of Sale

August 14, 2020

Total Purchaser Price

\$301,000.00

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

☐

Appraisal

☐

Sales Contract

☐

Other

☒

Closing Statement

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 of 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 Sec. 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 Sec. 40-22-1 (h).

Date

Print

SARAH Palmer

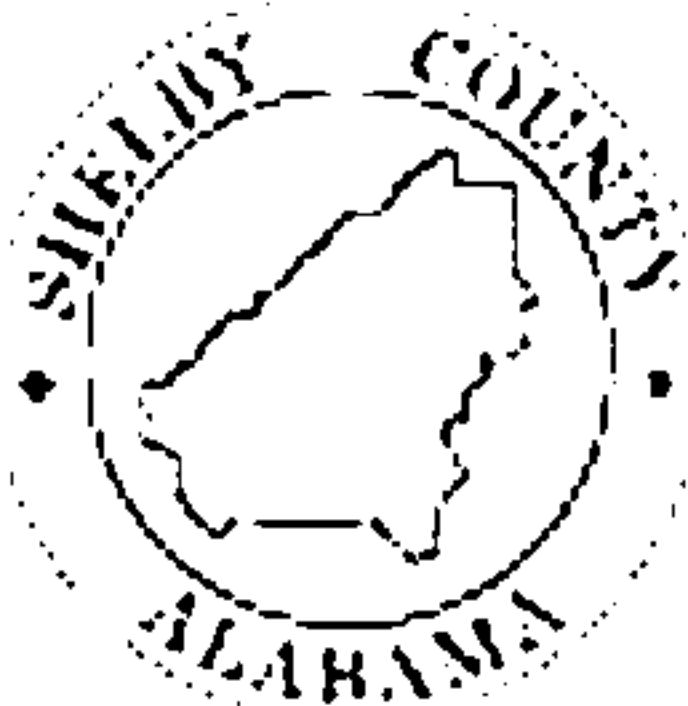
Unattested

Sign

Sarah Palmer

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/01/2020 03:20:16 PM
\$26.00 JESSICA
20200901000387670

Allen S. Bayl