

This instrument prepared by:
Michael Galloway
300 Office Park Drive, Suite 310
Birmingham, AL 35223

SEND TAX NOTICE TO:
Charles Brantley Sazera and Frank Sazera
1157 Savannah Lane
Calera, AL 35040

GENERAL WARRANTY DEED

20210121000033060
01/21/2021 08:52:02 AM
DEEDS 1/3

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred Seventy-Nine Thousand And No/100 Dollars (\$179,000.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Alonna G. Payne, a married woman, and Alona L. Payne, a married woman, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Charles Brantley Sazera and Frank Sazera (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama:**

Lot 37, according to the Amended Map Savannah Pointe Sector IX, as recorded in Map Book 37, Page 51 A and B, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

SUBJECT PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF EITHER GRANTOR OR THEIR SPOUSES

THE PURCHASE OF THE HEREIN DESCRIBED REAL PROPERTY IS BEING FINANCED IN WHOLE OR IN PART BY THE PROCEEDS OF A PURCHASE MONEY MORTGAGE BEING EXECUTED SIMULTANEOUSLY HEREWITH

Subject to a third party mortgage in the amount of \$175,757.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on this 19th day of January, 20 21.

[Handwritten Signature]

Alonna G. Payne
[Handwritten Signature] by
[Handwritten Signature] her attorney in fact
Alona L. Payne by Alonna G. Payne, her Attorney in Fact

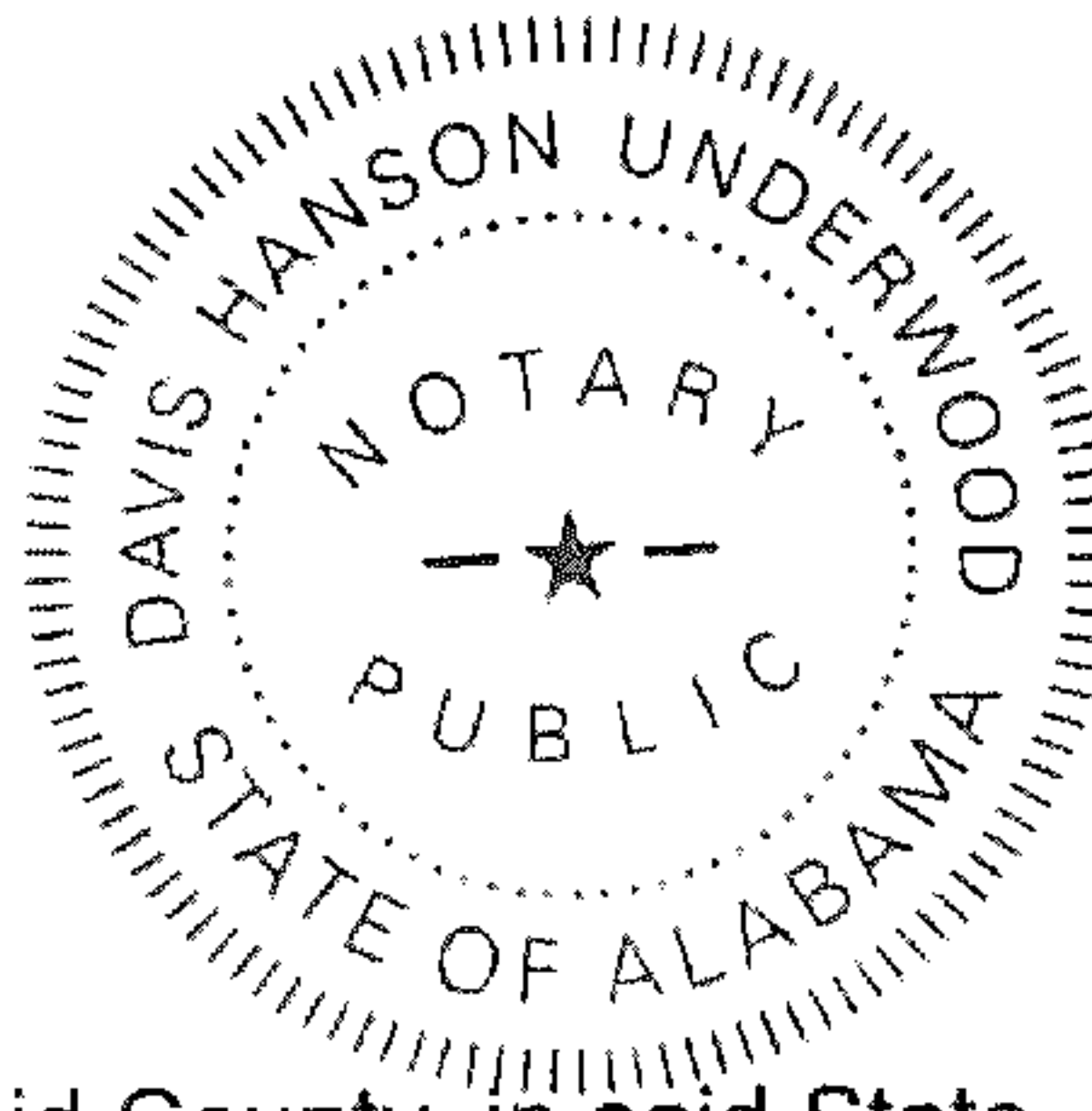
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Alonna G. Payne 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 on the day the same bears date.

Given under my hand and official seal on this 19th day of February, 20 21.

Notary Public
My commission expires:

My Commission Expires:
July 24, 2023



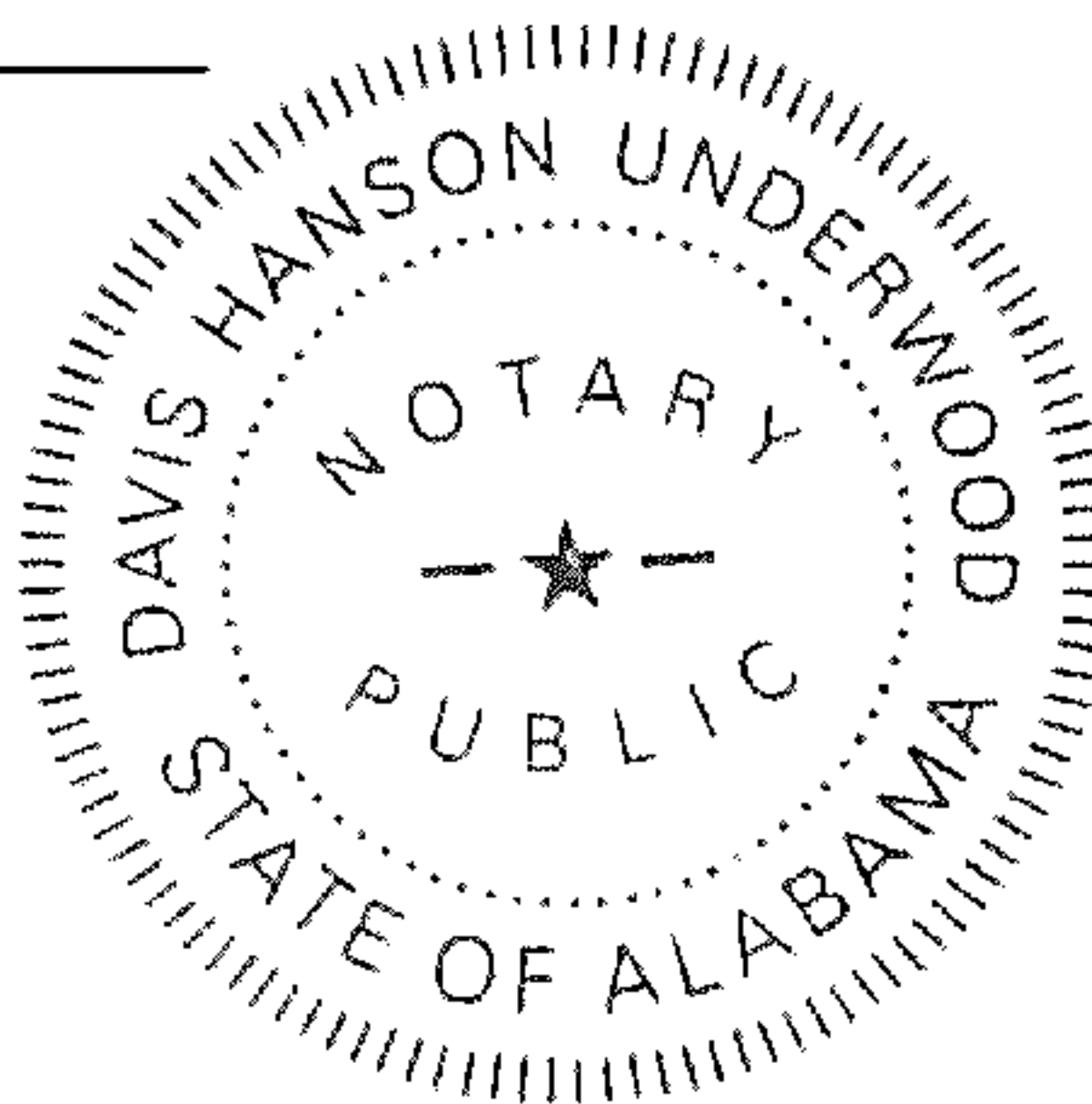
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Alonna G. Payne whose name as Attorney in Fact for Alona L. Payne 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 and in her capacity as Attorney in Fact on the day the same bears date.

Given under my hand and official seal on 19th day of February, 20 21.

Notary Public
My commission expires:

My Commission Expires:
July 24, 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	Alonna G. Payne and Alona L. Payne	Grantee's Name	Charles Brantley Sazera and Frank Sazera
Mailing Address	1157 Savannah Lane Calera, AL 35040	Mailing Address	1157 Savannah Lane Calera, AL 35040
Property Address	1157 Savannah Lane Calera, AL 35040	Date of Sale	January 19, 2021
		Total Purchase Price	\$179,000.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	Other: _____
<input checked="" type="checkbox"/> 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 - Alonna G. Payne and Alona L. Payne, 1157 Savannah Lane, Calera, AL 35040.

Grantee's name and mailing address - Charles Brantley Sazera and Frank Sazera, 1157 Savannah Lane, Calera, AL 35040.

Property address - 1157 Savannah Lane, Calera, AL 35040

Date of Sale - January 19, 2021.


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: January 19, 2021

Sign  _____
Agent



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/21/2021 08:52:02 AM
S31.50 CHERRY
20210121000033060

Alison Bayl