

Re-recording to correct order of
recording of Instrument No.
20210202000055860

20210203000058270
02/03/2021 03:59:57 PM
CORDEED 1/3

Send tax notice to:
Caroline Leigh Walden
1308 Berwick Drive
Birmingham, AL 35242

TITLE NOT EXAMINED

This instrument prepared by:
Scott E. Adams
Bradley Arant Boult Cummings LLP
1819 Fifth Avenue North
Birmingham, Alabama 35203-2104

STATE OF ALABAMA)
 :
SHELBY COUNTY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid to Charlene Iris Kreider, a married woman (hereinafter referred to as the "Grantor"), by Caroline Leigh Walden (hereinafter referred to as the "Grantee"), the receipt and sufficiency of which are hereby acknowledged, the Grantor does hereby grant, bargain, sell and convey unto the Grantee, subject to the matters hereinafter set forth, an undivided one-half (1/2) interest in the following described real property situated in Shelby County, Alabama, to-wit:

Lot 54, according to the Survey of First Addition to Greystone
Ridge Garden Homes, as recorded in Map Book 16, Page 32, in the
Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD unto the Grantee, her heirs, assigns and legal representatives, forever; subject, however, to the following:

1. All taxes for the current year and subsequent years not yet due and payable.
2. All mineral and mining rights not owned by the Grantor.
3. All easements, rights-of-way, restrictions, covenants and encumbrances of record.

The above described real estate is not homestead property of the Grantor.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal on this 28 day of January, 2021.

Charlene Iris Kreider

Charlene Iris Kreider

STATE OF ALABAMA)

:

COUNTY OF JEFFERSON)

I, the undersigned, a notary public in and for said county in said state, hereby certify that Charlene Iris Kreider, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date that, being informed of the contents of said conveyance, she executed the same voluntarily, on this date.

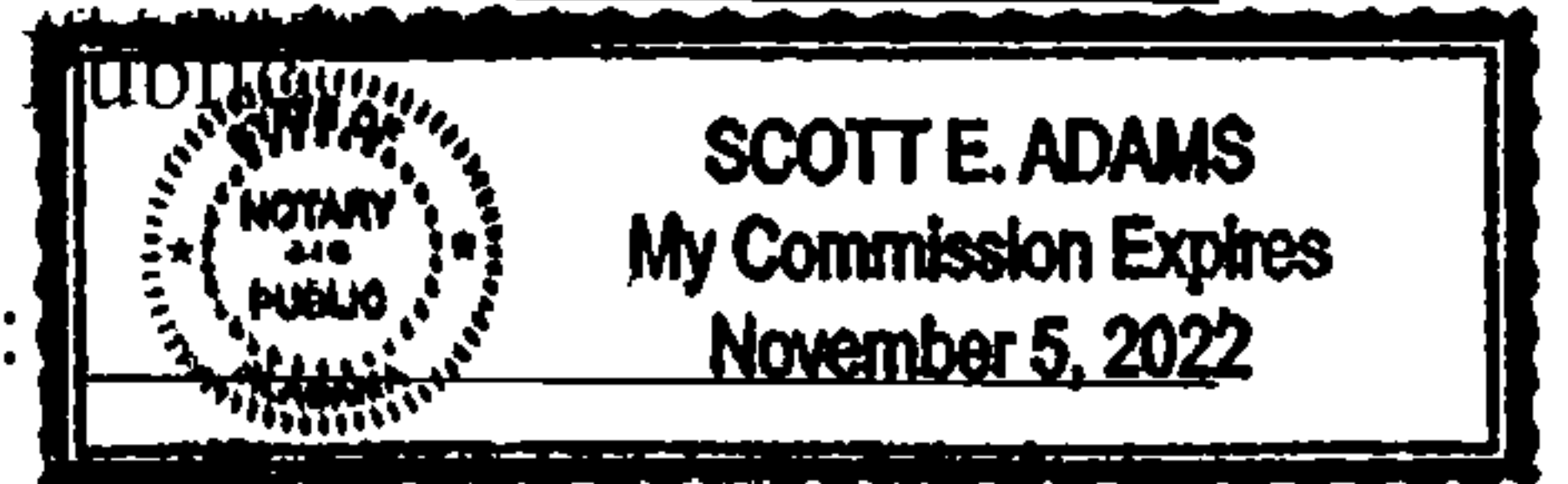
Given under my hand and official seal this 28th day of January, 2021.

Scott E. Adams

Notary

[NOTARIAL SEAL]

My Commission Expires:



Real Estate Sales Validation Form

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

Grantor's Name Charlene Iris Kreider
 Mailing Address 2675 Dolly Ridge Road
Birmingham, AL 35242

Grantee's Name Caroline Leigh Walden
 Mailing Address 1308 Berwick Drive
Birmingham, AL 35242

Property Address 1308 Berwick Drive
Birmingham, AL 35242

Date of Sale _____
 Total Purchase Price \$ _____

or
 Actual Value \$ _____

or
 Assessor's Market Value \$ 108,750 (50% of Tax Assessed 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 Jefferson County Property Tax record
☐ 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 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 February 1, 2021

Print Shirley B. Elliott, Bradley Arant Boult Cummings LLP

☒ Unattested

(verified by)

Sign

Shirley B. Elliott
 (Grantor/Grantee/Owner/Agent) circle one