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03/02/2021 08:03:48 AM
DEEDS 1/4

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STATE OF ALABAMA
SHELBY COUNTY

**After Recording Return To &
Mail tax statements to:**

Timothy C. Posey and Lajohnna Posey
769 Forest Lakes Dr,
Sterrett, AL 35147

Order #: 55828617LA

Consideration \$107,800.00

WARRANTY DEED

Know all men by these presents: That for and in consideration of and ZERO and 00/100 Dollars (\$0.00) and other good and valuable consideration to the undersigned Grantors, in hand paid by the Grantees herein, the receipt whereof is acknowledged, that TIMOTHY C. POSEY and LAJOHNNA POSEY formerly known as LAJOHNNA YOUNG, husband and wife who acquired title as unmarried, whose post office address is 769 Forest Lakes Dr, Sterrett, AL 35147, (herein referred to as Grantors), do hereby grant, bargain, sell and convey unto TIMOTHY C. POSEY and LAJOHNNA POSEY, husband and wife as joint tenants, whose post office address is 769 Forest Lakes Dr, Sterrett, AL 35147, (herein referred to as Grantees), the following lot or parcel of land, situated Shelby County, Alabama, and being more particularly described as follows:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"

Parcel Number: 095210000001479

Property Address: 769 Forest Lakes Dr, Sterrett, AL 35147

And Grantors do for Grantors and for Grantors' executors, and administrators covenant with the said GRANTEES, Grantees' heirs and assigns, that Grantors are lawfully seized in fee simple of said premises; that Grantors are free from all encumbrances, unless otherwise noted above; that Grantors have a good right to sell, that the executors and administrators shall warrant and defend same to said Grantees, Grantees' heirs and assigns forever, against lawful claims of all persons.

To have and to hold unto the said Grantee forever.

IN WITNESS WHEREOF, Grantors have hereunto set their hands and seals this 2nd day of April, 2020.

Witnesses:

Witness

Print Name

Witness

Print Name

STATE OF AL }

COUNTY OF Shelby }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that TIMOTHY C. POSEY and LAJOHNNA POSEY formerly known as LAJOHNNA YOUNG, 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 they executed the same voluntarily on the day and the same bears dated.

Given under my hand this 2nd day of April, 2020.

Frankie Sports
Notary Public

My commission expires: 10/25/2023

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantors/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

Prepared By:

Angelina Whittington, Esquire
840 West Sam Houston Pkwy, Ste. 300
Houston, TX 77024

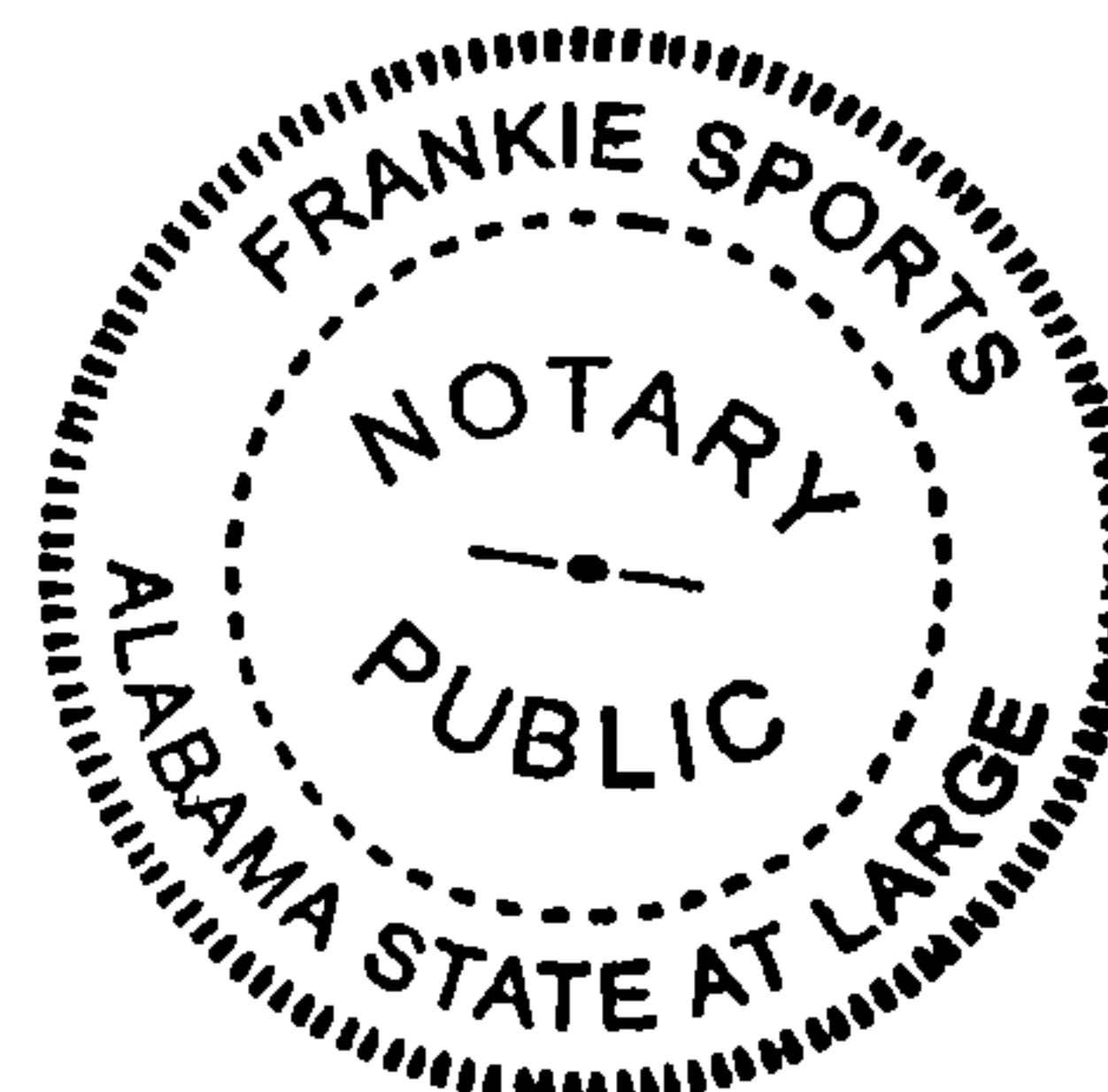


EXHIBIT "A"

The Land referred to herein below is situated in the City of STERRETT, County of SHELBY, State of Alabama, and is described as follows:

LOT 507B ACCORDING TO THE SURVEY OF FOREST LAKES AS RECORDED IN MAP BOOK 34, PAGE 122A IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Being all of that certain property conveyed to TIMOTHY C. POSEY, AN UNMARRIED MAN AND LAJOHNNA YOUNG, AN UNMARRIED WOMAN from AMERICAN HOMES AND LAND CORPORATION, CORPORATION, by deed dated 04/21/2006 and recorded 05/01/2006 in Instrument Number 20060501000203400 of official records.

APN #: 095210000001479

Real Estate Sales Validation Form

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

Grantor's Name Timothy C. Posey and Lajohnna
 Mailing Address posey fna Lajohnna Young
 769 Forest Lakes Dr
 Sterrett, AL 35147

Grantee's Name Timothy C. Posey and Lajohnna Pose
 Mailing Address
 769 Forest Lakes Dr
 Sterrett, AL 35147

Property Address 769 Forest Lakes Dr
 Sterrett, AL 35147

Date of Sale April 2, 2020
 Total Purchase Price \$ 107,800.00

or
 Actual Value \$ 215,600.00

or
 Assessor's Market Value \$



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 03/02/2021 08:03:48 AM
 \$140.00 CHERRY
 20210302000102870

Ami S. Byrd

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 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 4.2 2020

Print Timothy C. Posey Lajohnna Posey

Unattested

(verified by)

Sign Timothy C. Posey [Signature]
 (Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1