



AND SAID GRANTORS, for said GRANTORS', GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTORS' are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; that GRANTORS have a good right to sell and convey the said Real Estate; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hand and seal this the 26<sup>th</sup> day of March, 2021

Melissa R. McKay  
Witness  
[Signature]  
Witness

[Signature]  
James A. Rose, Jr.  
[Signature]  
Dawn M. Rose

STATE OF Al  
COUNTY OF Shelby

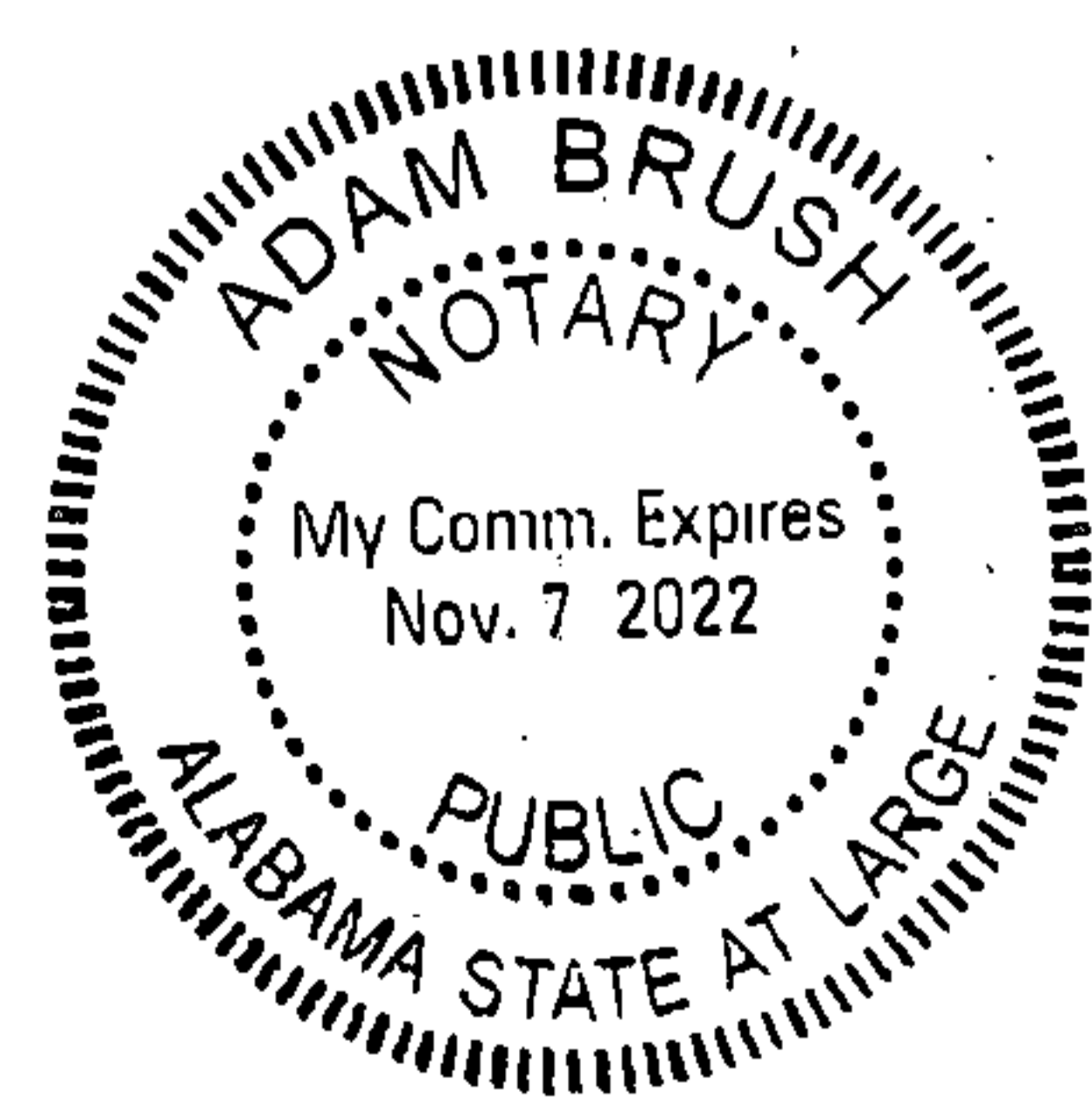
I, the undersigned, a Notary Public, in and for said County and State, hereby certify that James A. Rose, Jr., a married man, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, he executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 26<sup>th</sup> day of March, 2021.

[Signature]  
NOTARY PUBLIC  
My Commission Expires: 11/07/2022

(must affix seal)

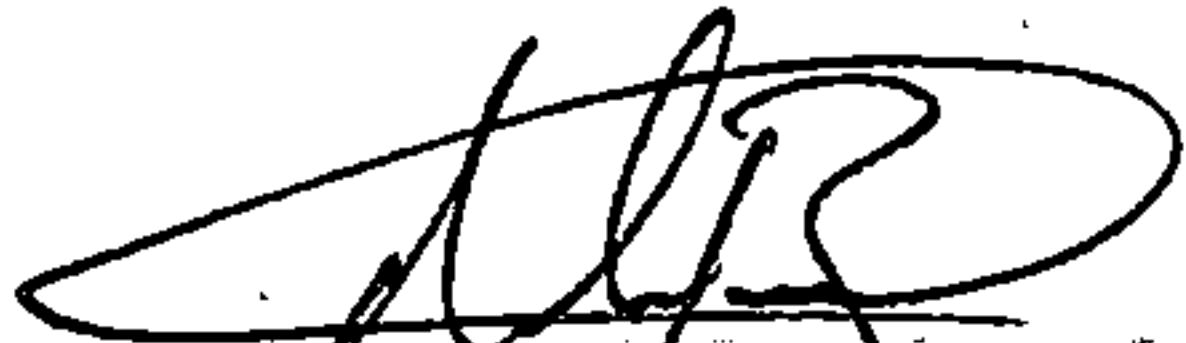
20210512000235910 2/4 \$117.50  
Shelby Cnty Judge of Probate, AL  
05/12/2021 12:01:28 PM FILED/CERT

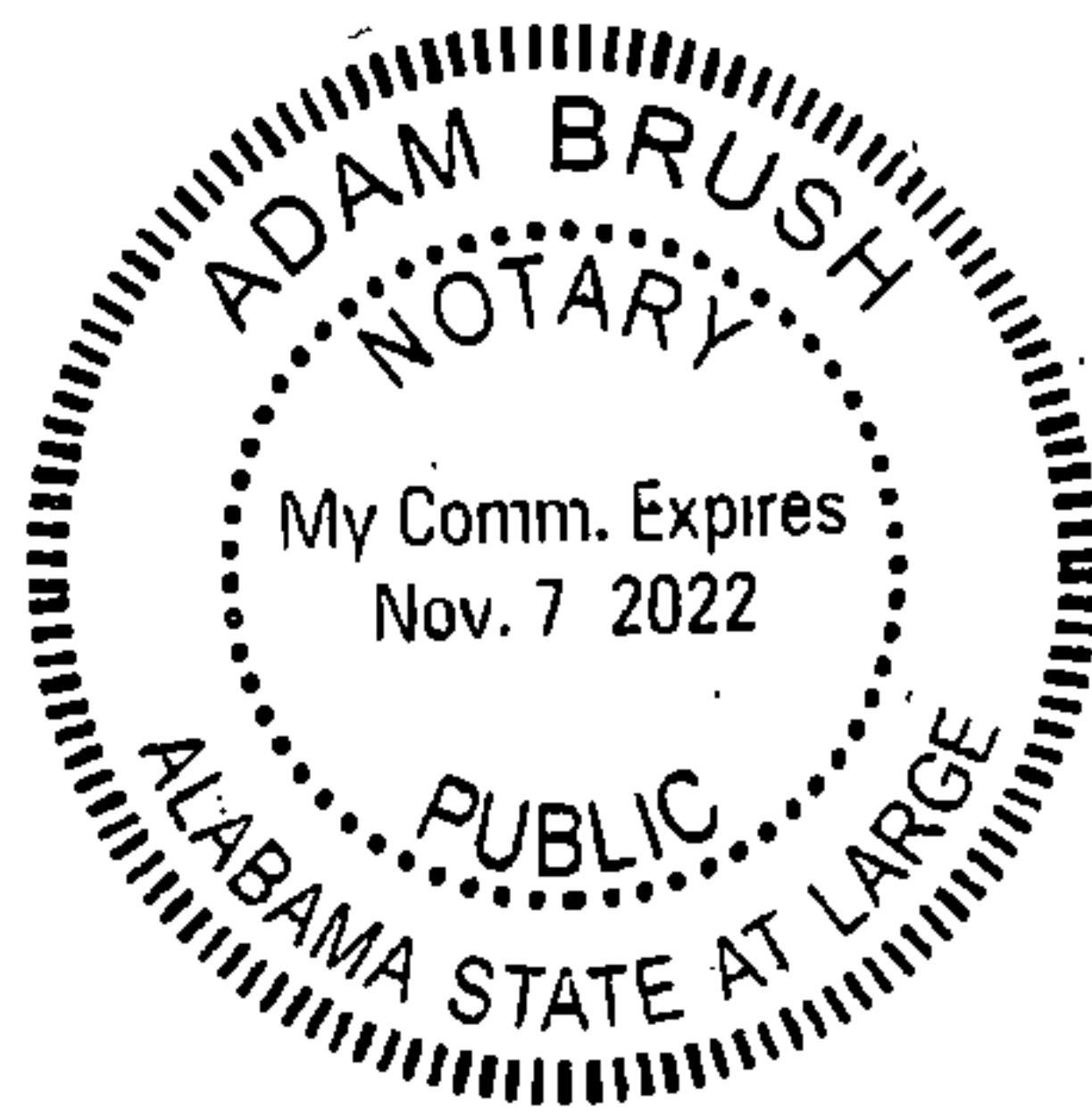


STATE OF   AZ  )  
COUNTY OF   Shelby  )


I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Dawn M. Rose, a married woman, 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 Instrument, she executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the   26<sup>th</sup>   day of   March  ,   2021  .

  
\_\_\_\_\_  
NOTARY PUBLIC  
My Commission Expires:   11/07/2022  



(must affix seal)

  
20210512000235910 3/4 \$117.50  
Shelby Cnty Judge of Probate, AL  
05/12/2021 12:01:28 PM FILED/CERT

**Real Estate Sales Validation Form**

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

Grantor's Name James A. Rose, Jr. and  
Dawn M. Rose  
Mailing Address 1266 Highland Lakes Trl  
Birmingham, AL 35242  
Property Address 1266 Highland Lakes Trail  
Birmingham, AL 35242

Grantee's Name Dolores Janes  
Paul Janes  
Mailing Address 1266 Highland Lakes Trail  
Birmingham, AL 35242  
Date of Sale May 7, 2021

Total Purchase Price \$ 575,000.00

or \_\_\_\_\_

Actual Value \$ \_\_\_\_\_

or \_\_\_\_\_

Assessor's Market Value \$ \_\_\_\_\_



20210512000235910 4/4 \$117.50  
Shelby Cnty Judge of Probate, AL  
05/12/2021 12:01:28 PM FILED/CERT

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
- Deed

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 \_\_\_\_\_

Print Clayton T. Sweeney, Attorney

Unattested \_\_\_\_\_  
(verified by)

Sign By: \_\_\_\_\_  
(Grantor/Grantee/Owner/Agent) circle one