20210517000242840 05/17/2021 03:31:26 PM DEEDS 1/3

SEND TAX NOTICE TO:

Muriel J. Coleman 416 Ballantrae Road Pelham, AL 35124 This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243
PEL2100298

WARRANTY DEED

State of Alabama County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That, in consideration of Two Hundred Ninety Thousand and 00/100 Dollars (\$290,000.00), the amount which can be verified by the Closing Statement, in hand paid to the undersigned, Jerry Price, an unmarried man, whose address is: 1851 Data Drive, Apt. 108, Hoover, AL 35244 (hereinafter "Grantor", whether one or more), by Muriel J. Coleman, whose address is: 416 Ballantrae Road, Pelham, AL 35124 (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, the address of which is 416 Ballantrae Rd., Pelham, AL 35124, to-wit:

Lot 1409, according to the Final Plat of Braemar at Ballantrae, Phase 1, as recorded in Map Book 37 Page 70, 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. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$283,550.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that 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.

20210517000242840 05/17/2021 03:31:26 PM DEEDS 2/3

IN WITNESS WHEREOF, Grantor has set his signature and seal on this 13th day of May, 2021.

Jerry/Price

State of Alabama County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify, Jerry Price, an unmarried 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 conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 13th day of May, 2021.

Notary Public

Print Name: Kenneth B. St. John My Commission Expires: 11/13/2022

Real Estate Sales Validation Form

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

Perham. AL 35124 Total Purchase Price \$200,000 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 reference 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. 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 as determined by the local official charged with the responsibility of valuing property for property as determined by the local official charged with the responsibility of valuing property for property as determined by the local official charged with the respons	Grantor's Name	Jerry Price	Grantee's Name	Muriel J. Coleman
Property Address 416 Ballantae Road Peham, AL 35124 Poham, AL 36124 Poham, AL 35124 Poham, AL 36124 Poham, Al			MACAGARA CONTRACTOR CO	
Actual Value \$ Actual Value \$ Actual 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 Other Appraisa		Hoover, AL 35244	7301KA	Pelham, AL 35124
Pethem. AL 35124 Total Purchase Price \$200,000 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 X Closing Statement If the conveyance document presented for recordation contains all of the required information reference 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 - 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. 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 penaltice pursuant to Code of Alabama 1975 § 40-22-1 (h). Date 05/17/2021 Print Hyland Wehurit Unattested Other Actual Value - Statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-	Property Address	416 Ballantrae Road	Date of Sale	05/13/2021
Actual Value of 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 Other Appraisal Other Closing Statement If the conveyance document presented for recordation contains all of the required information reference 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 penalize pursuant to Code of Alabama 1975 § 40-22-1 (h). Batest, to the best of rny knowledge and belief that the information contained in this document is true ar 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 05/17/201 Print Hyland Webunt				
Assessor's Market Value S 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 If the conveyance document presented for recordation contains all of the required information reference 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 penalize pursuant to Code of Alabama 1975 § 40-22-1 (h). Bate 05/17/2021 Print Hyland Webunt Unattested Order of Alabama 1975 § 40-22-1 (h). Grantor/Grantee/Owner/Gent/Circle one		dytopolarnosos variety de la	95/54 ?	
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 Sales Contract Closing Statement If the conveyance document presented for recordation contains all of the required information reference 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 penalize pursuant to Code of Alabama 1975 § 40-22-1 (h). Lattest, to the best of my knowledge and belief that the information contained in this document is true ar 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 05/17/2021 Print Hyland Webunt				5
evidence: (check one) (Recordation of documentary evidence is not required) Bill of Sale Sales Contract Cother X Closing Statement If the conveyance document presented for recordation contains all of the required information reference 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 as determined by the local official charged with the responsibility of valuing property for property as determined by the local official charged with the responsibility of valuing property for property as determined to the content use valuation of the property as determined on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h). Print Hyland Wehunt Unattested Unattested Other Appraisal Other Instructions Instructions Instructions Instructions Instr				\$
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 penalize 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 ar accurate. I further understand that any false statements claimed on this form may result in the imposition of the penality indicated in Code of Alabama 1975 § 40-22-1 (h). Date 06/17/2021 Print Hyland Webunt Unattested (verified by) Grantor/Grantee/Owner (Gent) Circle one	evidence: (check o Bill of Sale Sales Contrac	ne) (Recordation of docun	nentary evidence is not requir Appraisal	THEF I
Grantor's name and mailing address - provide the name of the person or persons conveying interest to properly 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 penalize 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 are 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 05/17/2021 Print Hyland Webunt Grantor/Grantee/Owner/Gent) circle one	•	<u>-</u>	ordation contains all of the re	quired information referenced
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 penalize 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 are 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). Print Hyland Webunt Unattested Sign (verified by) Grantor/Grantee/Owner/Genty-Circle one		-		ersons conveying interest
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 penalize 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 ar 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 05/17/2021 Print Hyland Wehunt Unattested Sign (Grantor/Grantee/Owner/Agent) circle one		···	the name of the person or po	ersons to whom interest
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 penalize 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 are 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 05/17/2021 Print Hyland Wehunt Unattested Sign (verified by) (Grantor/Grantee/Owner/Agent) circle one	Property address -	the physical address of the	property being conveyed, if a	available.
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 penalize 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 ar 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 05/17/2021 Print Hyland Wehunt Unattested Sign (Verified by) (Grantor/Grantee/Owner Agent) circle one	Date of Sale - the	date on which interest to the	e property was conveyed.	
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 penalize 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 ar 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 05/17/2021 Print Hyland Wehunt Unattested Sign (Grantor/Grantee/Owner Gent) circle one	•	•	•	y, both real and personal,
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 penalize 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 ar 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 05/17/2021 Print Hyland Wehunt Unattested Sign (Grantor/Grantee/Owner/Agent) circle one	conveyed by the in	strument offered for record	. This may be evidenced by a	<u> </u>
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 05/17/2021 Print Hyland Wehunt Unattested Sign (Grantor/Grantee/Owner/Agent) circle one	excluding current uresponsibility of va	ise valuation, of the propert luing property for property t	y as determined by the local of ax purposes will be used and	official charged with the
Unattested Sign W (Grantor/Grantee/Owner/Agent) circle one	accurate. I further	understand that any false st	tatements claimed on this form	
(verified by) (Grantor/Grantee/Owner (Agent) circle one	Date 05/17/2021	•••••	Print Hyland Wehunt	······································
(verified by) (Grantor/Grantee/Owner (Agent) circle one	Unattested		Sign WW	
Form R		(verified by)	CONTROL SOMEONIO MANDELLE SERVICIO DE LA CONTROL DE LA CON	e/Owner(Agent) circle one
				Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/17/2021 03:31:26 PM
\$34.50 CHERRY

20210517000242840

alli 5. Buyl