

THIS INSTRUMENT PREPARED BY:
BARNES & BARNES LAW FIRM, P.C.

8107 PARKWAY DRIVE
LEEDS, ALABAMA 35094
(205) 699-5000

Send Tax Notice To:
GREGORY L. STROUD and
ALLISON A. STROUD

6048 MADISON PL
HELENA, AL 35080

WARRANTY DEED WITH RIGHT OF SURVIVORSHIP

State of Alabama
Shelby County

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Three Hundred Thirty-Five Thousand and 00/100 (\$335,000.00) to the undersigned Grantors, JEREMY MICHAEL PRESSLEY and wife, KAREN HILYER PRESSLEY, (hereinafter referred to as Grantors), in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, the said Grantors do by these presents, grant, bargain, sell and convey unto GREGORY L. STROUD and ALLISON A. STROUD , (herein referred to as Grantees), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

LOT 2232, ACCORDING TO THE SURVEY OF RIVERBEND AT OLD CAHABA PHASE 3, AS RECORDED IN MAP BOOK 47, PAGE 1, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Property address: 6048 MADISON PL, HELENA, AL 35080

*The purchase price or actual value of this conveyance can be verified in the following documentary evidence:
Closing Statement

Subject to:

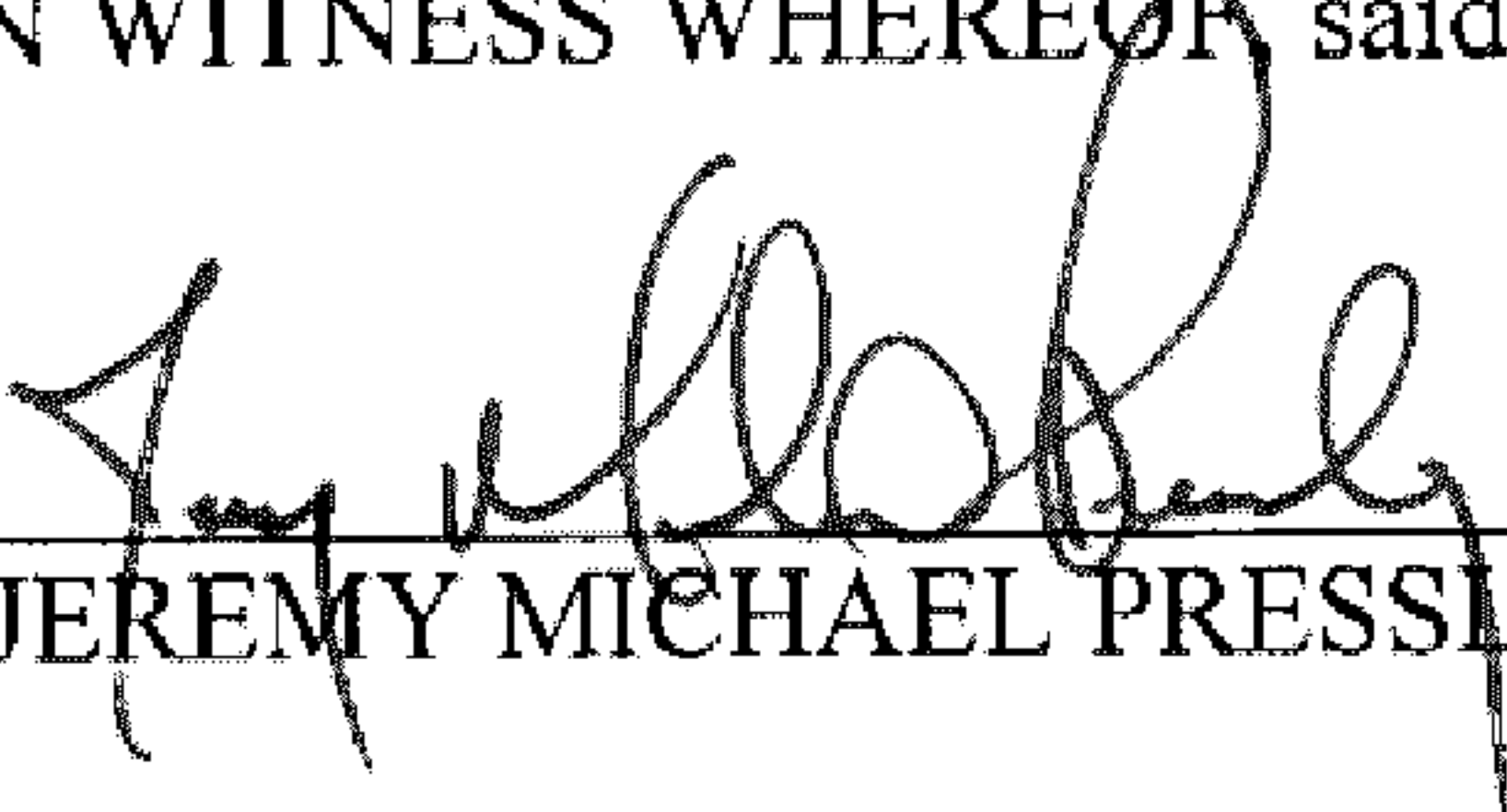
1. Taxes for the current tax year and any subsequent years.
2. Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any.
3. Mineral and mining rights, if any.
4. Right-of-way granted to Alabama Power Company recorded In Volume 230, Page 113 and Inst.No.2015-19045 and Inst.No.2016-35007.

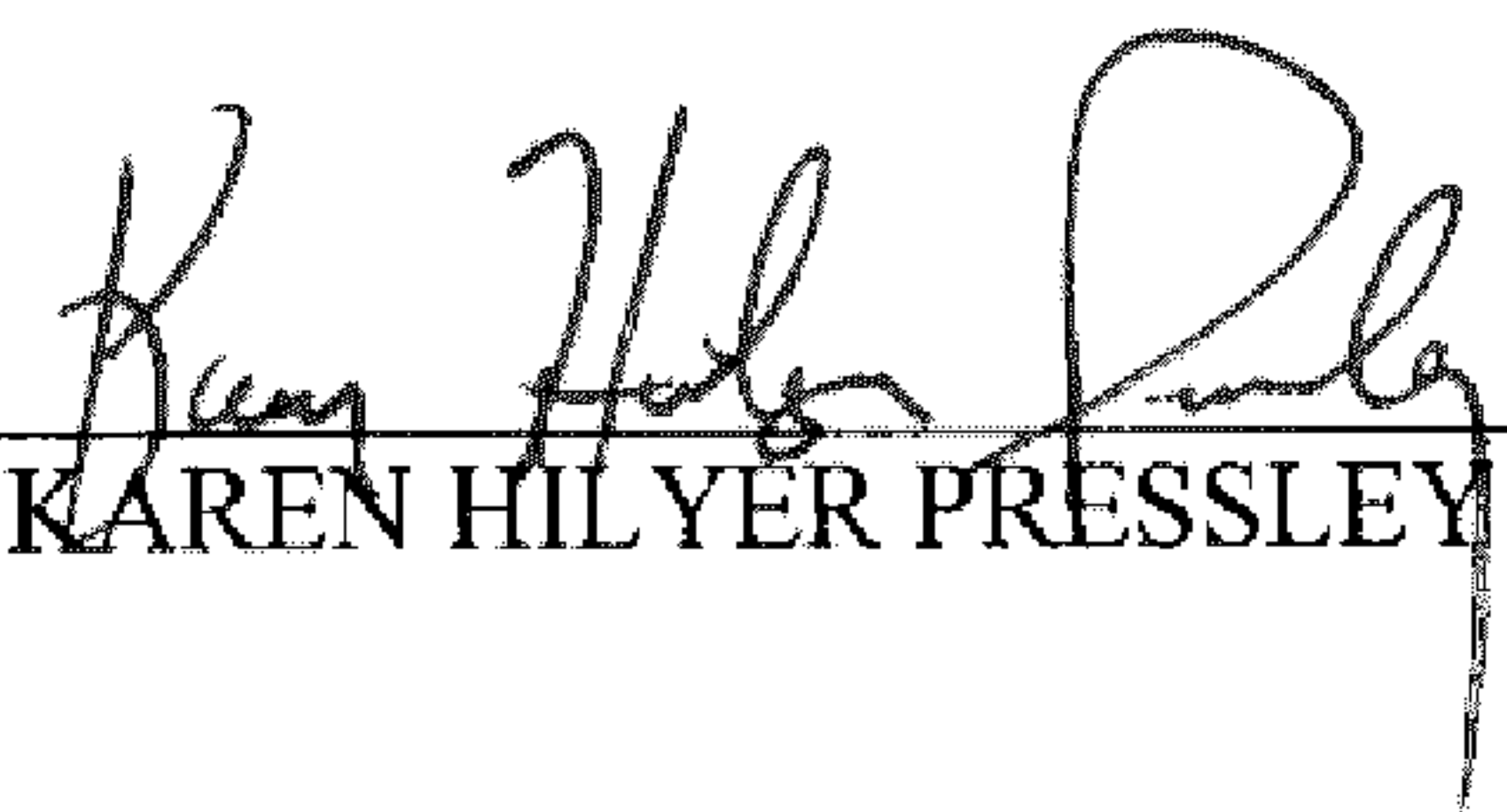
\$318,250.00 of the purchase price received above was paid from a purchase money mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantees, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns for such survivor forever, together with every contingent remainder and right of reversion.

And said Grantors, for said Grantors, its heirs, executors and administrators, covenant with said Grantees, their heirs and assigns, that Grantors are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that Grantors ha a good right to sell and convey the same as aforesaid; that Grantors will, and their heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantors have hereunto set its hand and seal this the 20th day of May, 2021.

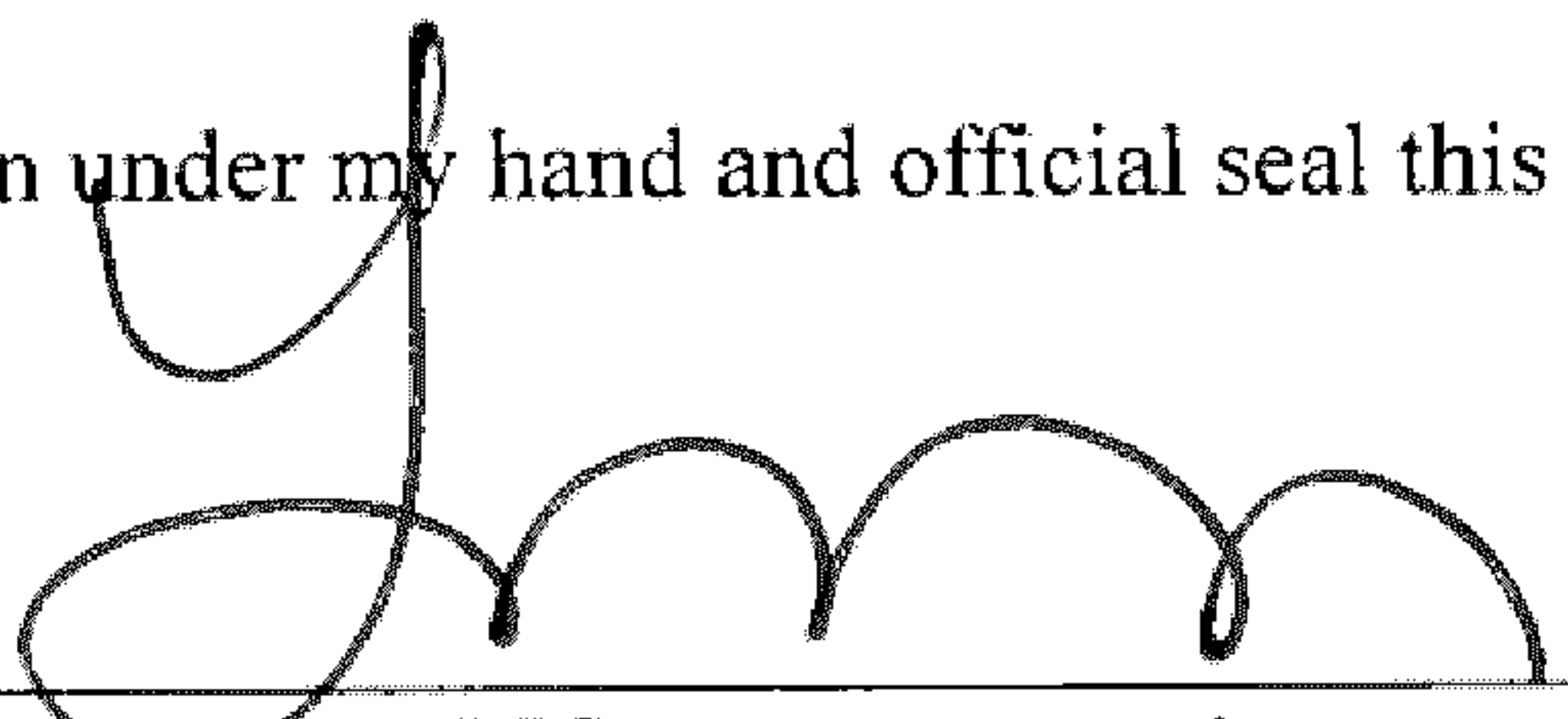

JEREMY MICHAEL PRESSLEY

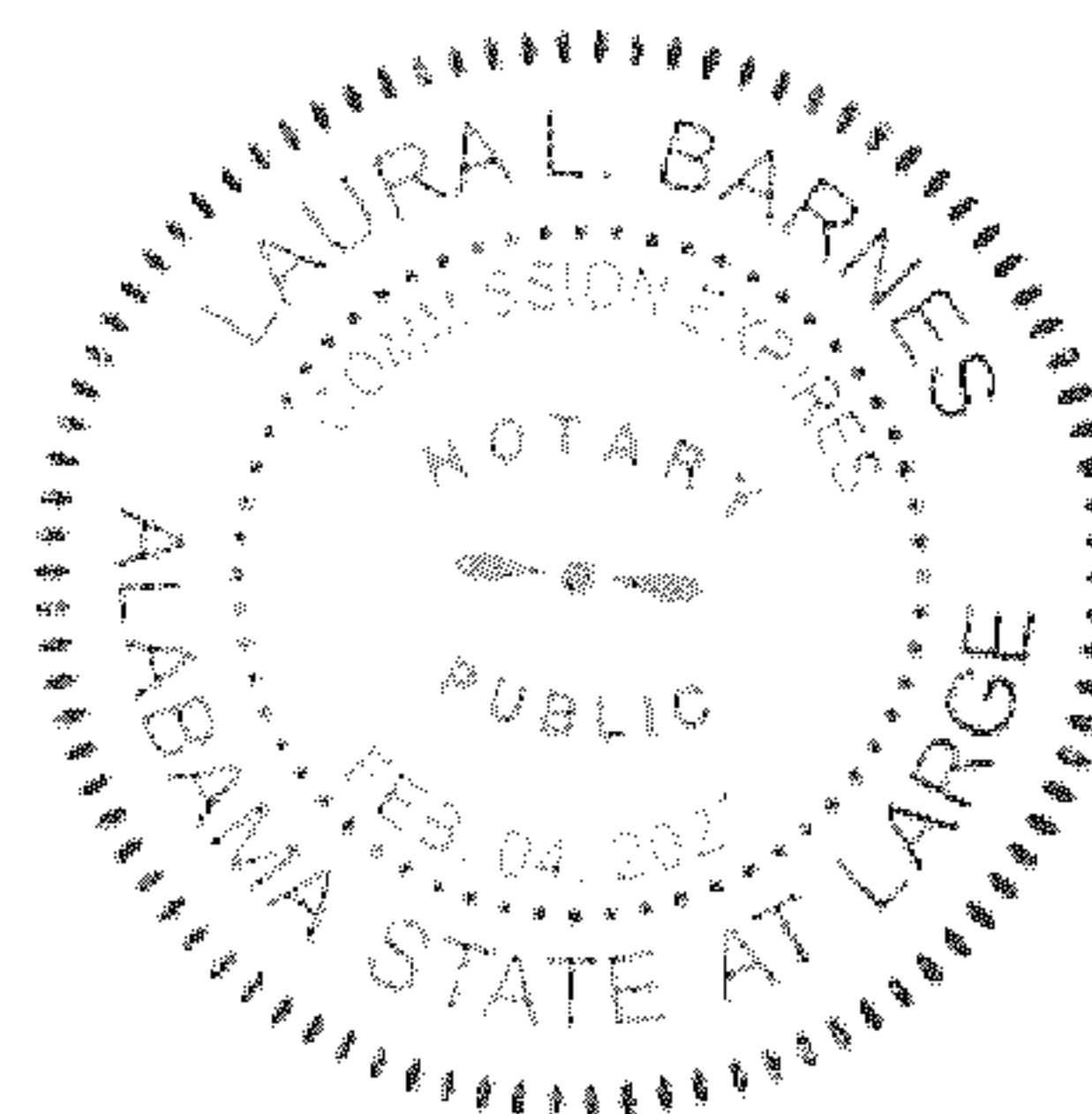

KAREN HILYER PRESSLEY

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that JEREMY MICHAEL PRESSLEY and KAREN HILYER PRESSLEY, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of May, 2021.


NOTARY PUBLIC
2/4/2024



Real Estate Sales Validation Form

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

| | | | |
|-------------------|---|--------------------------|--|
| Grantor's Name: | JEREMY MICHAEL PRESSLEY and KAREN HILYER PRESSLEY | Grantee's Name: | GREGORY L. STROUD and ALLISON A. STROUD |
| Mailing Address: | 6048 MADISON PL HELENA, AL 35080 | Mailing Address: | 6048 MADISON PL HELENA, AL 35080 |
| Property Address: | 6048 MADISON PL HELENA, AL 35080 | Date of Sales | May 20th, 2021 |
| | | Total Purchase Price: | (\$335,000.00) |
| | | 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 | _____ Tax Appraisal |
| _____ Sales Contract | _____ Other Tax Assessment |
| <u>x</u> _____ 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: May 20th, 2021

Print Laura L. Barnes

Sign

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

STATE OF ALABAMA
SHELBY COUNTY

SPECIFIC POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That, KAREN HILYER PRESSLEY, do hereby revoke any and all previous Powers of Attorney heretofore executed by me. That by these presents I do make, constitute and appoint, MY HUSBAND, JEREMY MICHAEL PRESSLEY, true and lawful attorney for me and in my name, place and stead to execute the deed, and any and all documents required in the SALE of the property located at 6048 MADISON PLACE HELENA, AL 35080 transaction, more particularly described as follows:

LOT 2232, ACCORDING TO THE SURVEY OF RIVERBEND AT OLD CAHABA PHASE 3, AS RECORDED IN MAP BOOK 47, PAGE 1, IN THE PROBATE OFFICE OF SHLEBY COUNTY, ALABAMA.

All being situated in SHELBY County, Alabama. I give, HIM the authority to execute and perform all and every act or acts, thing or things, in law needful, necessary or convenient to be done, as fully, largely, and amply, to all intents and purposes whatsoever as I might or could do if acting personally in regard SALE of said property to be signed at said closing including but not limited to the signature of the contract, deed, title documents and any other document necessary to complete said transaction.

This Power of Attorney shall not be affected by disability, incompetency or incapacity of the Principal. And I hereby ratify and confirm all lawful acts done by my said attorney by virtue hereof.

Given under my hand and seal this the 28th day of April, 2021.

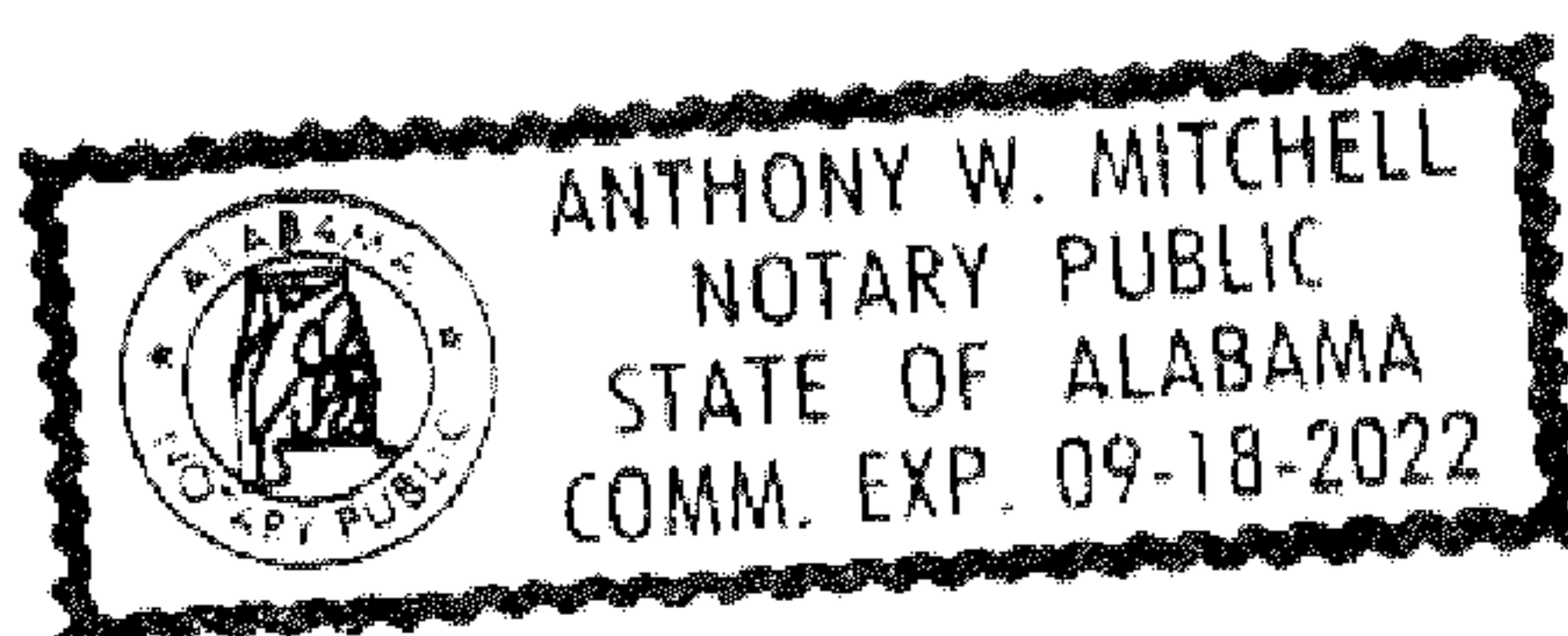
Karen Hilyer Pressley
KAREN HILYER PRESSLEY

STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said State and County, do hereby certify that KAREN HILYER PRESSLEY, whose name is signed to the foregoing Limited Power of Attorney, and who is known to me, acknowledged before me this day, being informed of the contents of the Limited Power of Attorney, he executed the same voluntarily on the day the same bears date.

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

Anthony W. Mitchell
Notary Public



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/24/2021 01:09:40 PM
\$48.00 MIST
20210524000253370

Allen S. Bayl