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05/25/2021 12:38:40 PM
DEEDS 1/3

Document Prepared By:
Shannon R. Crull, P. C.
3009 Firefighter Lane
Birmingham, Alabama 35209

Send Tax Notice To:
Austin Reese

*616 Trace Crossing Trail
Hoover AL 35844*

GENERAL WARRANTY DEED

STATE OF ALABAMA

}

COUNTY OF SHELBY

}

KNOW ALL MEN BY THESE PRESENTS:

M211002
THAT IN CONSIDERATION OF One Hundred Thirty-Five Thousand Dollars and NO/100 (\$135,000.00) to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, Shanna Anderson, a married person conveying property that is not her homestead nor that of her spouse, (herein referred to as Grantor), grant, sell, bargain and convey unto, Austin Reese (herein referred to as Grantee whether one or more), the following described real estate, situated in Shelby County, Alabama to wit:

Lot 238, according to the Survey of Wyndham-Wilkerson, Phase 4, as recorded in Map Book 24, Page 99 in the Probate Office of Shelby County, Alabama.

Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

Shanna Anderson is formerly known as Shanna D. Linder. They are one and the same person.

None of the above consideration was secured by and through the purchase money mortgage closed herewith.

TO HAVE AND HOLD the said tract or parcel of land unto the said Grantee, his/her heirs, successors and assigns forever.

And I do for myself and for my heirs and assigns, covenant with the said Grantee, his/her heirs and assigns, that I am lawfully seized in fee simple of said premises and I am authorized to convey the same; that they are free from all encumbrances, unless otherwise noted above; that I have good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators, shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

M211002

IN WITNESS WHEREOF, the undersigned Grantor has hereunto set his/her hand and seal, this
21 day of May, 2021.

Shanna Anderson
Shanna Anderson

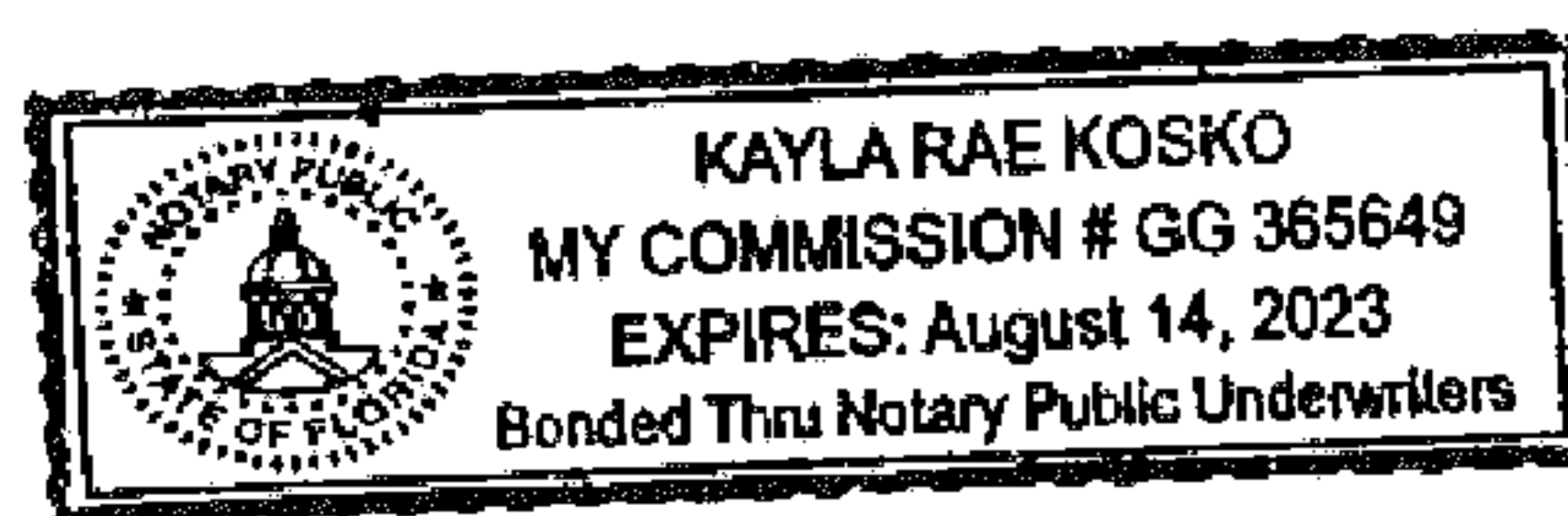
STATE OF Florida
COUNTY OF Columbia

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that
Shanna Anderson whose name is signed to the foregoing deed and who is known to me, acknowledged
before me on this day that, being informed of the contents of the conveyance, he/she executed the same
voluntarily on the day the same bears date.

Given under my hand and official seal this the 21 day of May, 2021.

Notary Seal

Kayla Kosko
Notary Public
My commission expires: August 14, 2023



Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Shanna D. Linder

Grantee's Name

Austin Reese

Mailing Address 458 SW Lodihead Lane
Luhe City AL 32025

Mailing Address

616 Trace Crossing Trail
Hoover AL 35244

Property Address

Date of Sale

May 21st, 2021

1064 Wyndham Ln, Helena, AL 35080-3350

Total Purchase Price

\$135,000.00

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 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

5/24/21

Print

Jeff Morris

Sign

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/25/2021 12:38:40 PM
\$163.00 CHERRY
20210525000255530

Allen S. Boyd