

This instrument prepared by:
Michael Galloway
300 Office Park Drive, Suite 310
Birmingham, AL 35223

SEND TAX NOTICE TO:
Lucy M. Barr
188 Polo Downs
Chelsea, AL 35045

GENERAL WARRANTY DEED

20210528000262920
05/28/2021 09:35:20 AM
DEEDS 1/3

STATE OF ALABAMA

)

SHELBY COUNTY

)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred Sixty-Nine Thousand Nine Hundred And No/100 Dollars (\$169,900.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Kimberly Griffith McFall, an unmarried person, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Lucy M. Barr (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **SHELBY County, Alabama:**

Lot 207, according to the survey of The Village at Polo Crossings Sector I, as recorded in Map Book 39, Page 42 A, B, and C, 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.

Subject to a third party mortgage in the amount of \$152,910.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the 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.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on this 27th day of May, 2021.

Kimberly D. McFall
Kimberly Griffith McFall

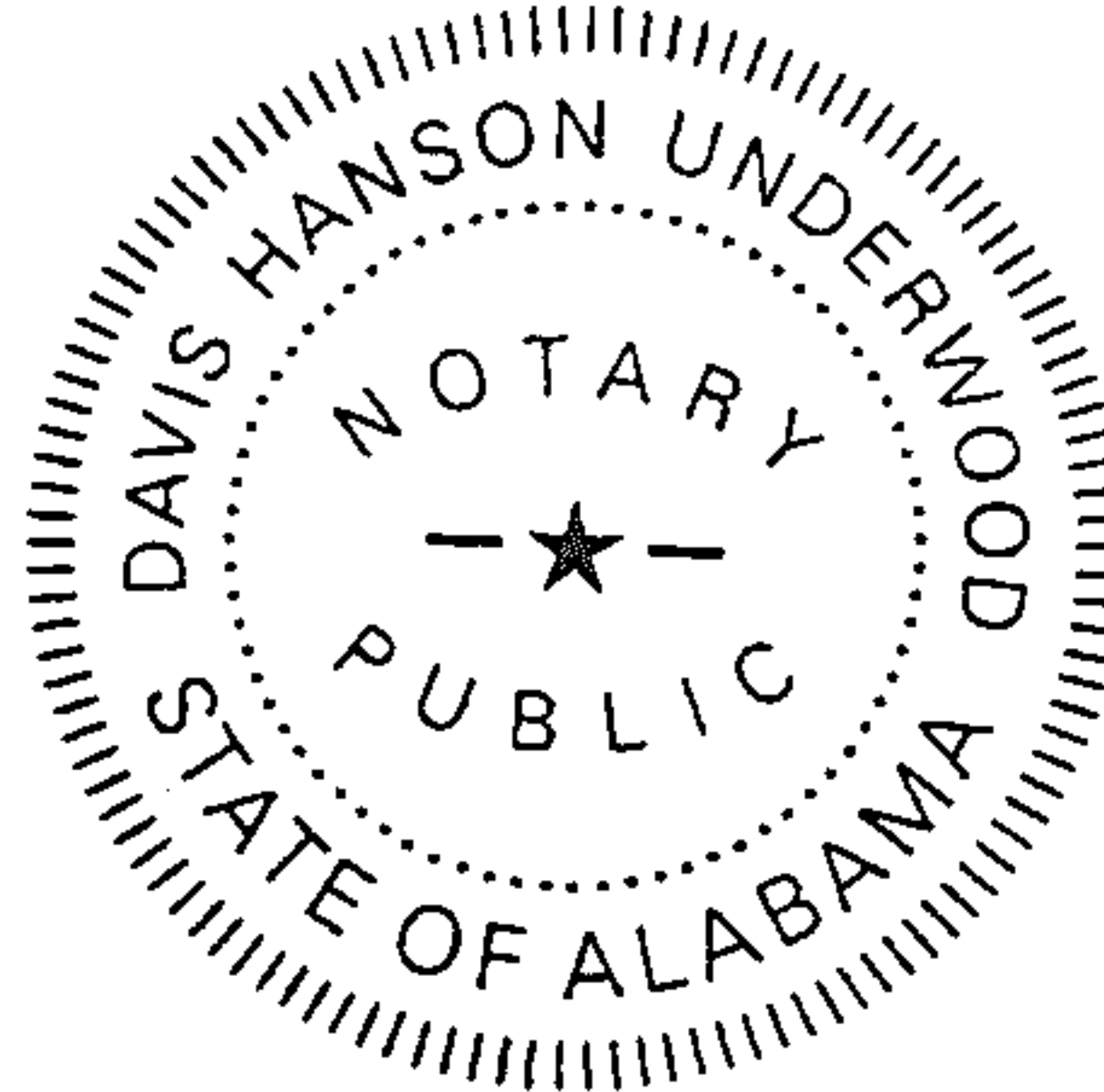
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Kimberly Griffith McFall whose name(s) is(are) signed to the foregoing conveyance, and who is(are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 27th day of May, 2021.

[Signature]
Notary Public
My commission expires:

My Commission Expires:
July 24, 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	Kimberly Griffith McFall	Grantee's Name	Lucy M. Barr
Mailing Address	<u>116 Burnham Street</u> <u>Bham. AL 35242</u>	Mailing Address	5620 Cahaba Valley Road Birmingham, AL 35242
Property Address	188 Polo Downs Chelsea, AL 35045	Date of Sale	May 27, 2021
		Total Purchase Price	\$169,900.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other: _____
<input checked="" type="checkbox"/> 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 - Kimberly Griffith McFall, , .

Grantee's name and mailing address - Lucy M. Barr, 5620 Cahaba Valley Road, Birmingham, AL 35242.

Property address - 188 Polo Downs, Chelsea, AL 35045

Date of Sale - May 27, 2021.

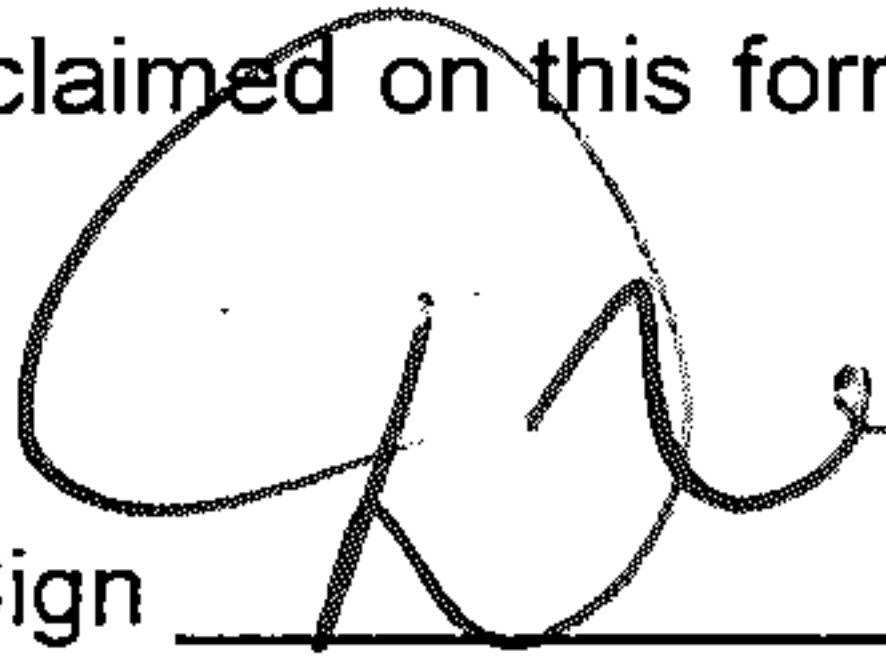
Total purchase price - The total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

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 with 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 27, 2021

Sign 
Agent



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/28/2021 09:35:20 AM
\$45.00 CHERRY
20210528000262920

Allen S. Bayl