

SEND TAX NOTICE TO:

Gwendolyn Barnett
2026 Village Ridge Circle
Calera, AL 35040

20210601000265170
06/01/2021 11:08:05 AM
DEEDS 1/3

This instrument was prepared by:

Frank Steele Jones
Regency Title & Closing, LLC
500 Southland Drive, Suite 230
Birmingham, AL 35226

WARRANTY DEED

State of Alabama

)

)

Shelby County

)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Two Hundred and Five Thousand Dollars and Zero Cents (\$205,000.00)**, and other good and valuable considerations to the undersigned Grantors, in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, **Michael J. Crispin and spouse Andrea Meri Sandefur**, (hereinafter referred to as the "Grantors" whether one or more), grants, bargains, sells and conveys unto **Gwendolyn Barnett** (hereinafter referred to as the "Grantees"), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

Lot 773, according to the Map and Survey of Waterford Village, Sector 5, Phase 4, as recorded in Map Book 40, page 8 in the Office of the Judge of Probate for Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to ad valorem taxes for the years 2021, and subsequent years, easements, restrictions, covenants, rights of way, and limitations of record. Mineral and mining rights excepted.

\$194,000.00 of the above mentioned purchase price was paid for from mortgage loan(s) closed simultaneously herewith.

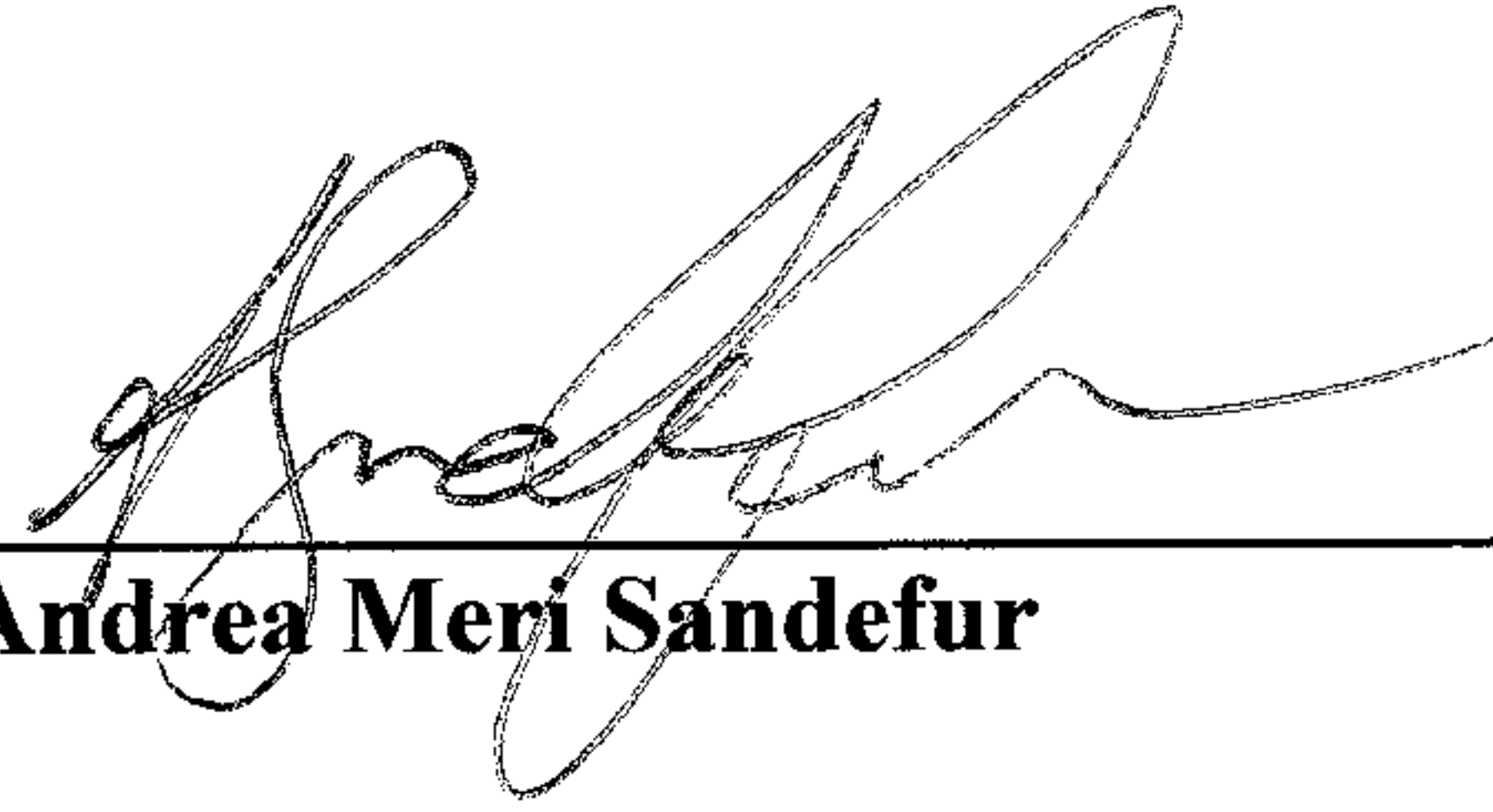
TO HAVE AND TO HOLD to the said Grantees, as joint owners with rights of survivorship, their heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our 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, we have hereunto set our hands and seals, this the **28th day of May, 2021**.



Michael J. Crispin



Andrea Meri Sandefur

State of Alabama

)

General Acknowledgment

)

Shelby County

)

I, **Frank Steele Jones**, a Notary Public in and for said County, in said State, hereby certify that **Michael J. Crispin and Andrea Meri Sandefur**, 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, she executed the same voluntarily for and as her own act on the day the same bears date.

Given under my hand and official seal this the **28th day of May, 2021**.

(SEAL)



Notary Public

My Commission Expires: **3/14/2023**

FILE NO: 2021065

FRANK STEELE JONES Notary Public, Alabama State At Large My Commission Expires 03/14/2023

Real Estate Sales Validation Form

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

Grantor's Name Michael J. Crispin
 Mailing Address Andrea Meri Standefur
160 Aspen Valley #202
Homewood, AL 35209

Grantee's Name Gwendolyn Barnett
 Mailing Address 2026 Valley Ridge Circle
Calera, AL
35040

Property Address 2026 Village Ridge Circle
Calera, AL
35040

Date of Sale 5/28/21Total Purchase Price \$ \$205,000.00

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
☐ Sales Contract
☒ Closing Statement

☐ Appraisal
☐ Other

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 5/28/21Print Liz Buckingham

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 06/01/2021 11:08:05 AM
 \$39.00 JOANN
 20210601000265170

Allen S. Boyd