

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

SEND TAX NOTICE TO:
Tracie Young
1444 Stoneykirk Road
Pelham, AL 35124

GENERAL WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Three Hundred Sixty-Seven Thousand And No/100 Dollars (\$367,000.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, The, Estate of Tyrone Pegues, deceased Shelby County Probate Case No. PR-2020-001023, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Tracie Young (hereinafter grantee, whether one or more), all of it's right, title and interest in the following described real estate, situated in **Shelby County, Alabama:**

Lot 473, according to the Survey of Stoneykirk at Ballantrae, Phase 3, as recorded in Map Book 35, Page 11, 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 \$348,650.00 executed and recorded simultaneously herewith.

THE PURCHASE OF THE HERIEN DESCRIBED REAL PROPERTY IS BEING FINANCED IN WHOLE OR IN PART BY THE PROCEEDS OF A PURCHASE MONEY MORTGAGE BEING EXECUTED SIMULTANEOUSELY 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 1st day of June, 2021.

Estate of Tyrone Pegues, deceased Shelby County Probate Case No. PR-2020-001023

BY: Elizabeth A Young, ESQ
Elizabeth A Young, ESQ

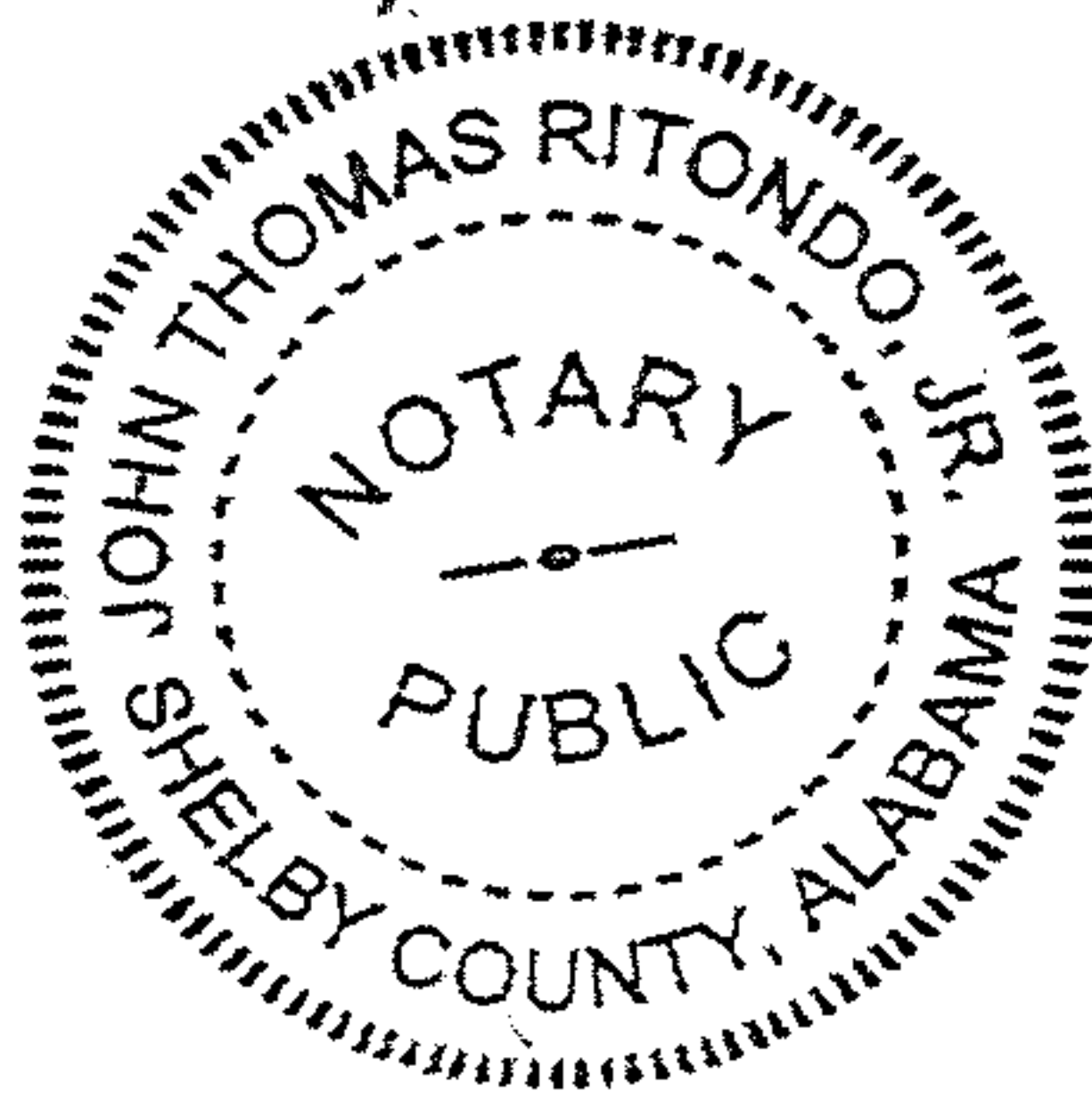
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Elizabeth A Young, ESQ whose name as Personal Representative for The Estate of Estate of Tyrone Pegues, deceased Shelby County Probate Case No. PR-2020-001023 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/she executed the same voluntarily and in his/her capacity as Personal Representative on the day the same bears date.

Given under my hand and official seal on 1st day of June, 2021.

[Signature]
Notary Public
My commission expires:

John Thomas Ritondo, Jr.
Notary Public, Alabama State At Large
My Commission Expires August 29, 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 Estate of Tyrone Pegues, deceased Grantee's Name Tracie Young
Shelby County Probate Case No. PR-2020-001023

Mailing Address 1444 Stoneykirk Road Pelham, AL 35124 Mailing Address 1444 Stoneykirk Road Pelham, AL 35124

Property Address 1444 Stoneykirk Road Pelham, AL 35124 Date of Sale June 1, 2021
Total Purchase Price \$367,000.00
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:
X 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 - Estate of Tyrone Pegues, deceased Shelby County Probate Case No. PR-2020-001023, 1444 Stoneykirk Road, Pelham, AL 35124.

Grantee's name and mailing address - Tracie Young, 1444 Stoneykirk Road, Pelham, AL 35124.

Property address - 1444 Stoneykirk Road, Pelham, AL 35124

Date of Sale - June 1, 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 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: June 1, 2021

Sign [Signature] Agent



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/02/2021 09:54:24 AM
\$46.50 BRITTANI
20210602000268600