

THIS INSTRUMENT WAS PREPARED BY:

20210624000308170
06/24/2021 01:26:09 PM
DEEDS 1/3

Burt W. Newsome
GREYSTONE TITLE, L.L.C.
P.O. Box 382753
Birmingham, Alabama 35238

STATE OF ALABAMA)
SHELBY COUNTY)

GENERAL WARRANTY DEED

That in consideration of the sum the undersigned paid by Grantee herein, the receipt of which is hereby acknowledged, the undersigned **ELAINE W. BEIERSDOERFER**, *a single person* has granted, bargained and sold, and does by these presents grant, bargain, sell and convey unto **TIMOTHY ALLAN SAYERS, JR. AND KIMBERLY M. SAYERS** (hereinafter referred to as Grantee) the following described real estate situated in Shelby County, Alabama, to-wit:

Tract 3-BB, according to the Beiersdoerfer's Resurvey of Lots 3A & 3B of Meadow Lake Farms as recorded in Map Book 54, Page 29, in the Probate Office of Shelby County, Alabama. Situated in the Northwest Quarter of Section 11, and the Southwest Quarter of Section 11, and the Southwest Quarter of Section 2, Township 22 South, Range 2 West, Shelby County Alabama.

This deed is subject to all matters of public record which would affect title vesting hereby in the Grantee under the present laws of the State of Alabama, including Sections 6-5-248 and 6-5-253, *Code of Alabama* Grantor does hereby warrant and covenant the title to the above described property and will defend said title against any and all claims of any third parties.

TO HAVE AND TO HOLD the above described property, together with all rights and privileges incident or appurtenant thereto, unto **TIMOTHY ALLAN SAYERS, JR. AND KIMBERLY M. SAYERS** their heirs, successors and assigns forever, it being the intention of the parties to this conveyance that on the event of Grantees' death, the entire interest in fee simple

shall pass to the successors and assigns of the Grantee. This conveyance is made under the express authority of *Code of Alabama*, 1975, Section 35-4-7, as amended.

IN WITNESS WHEREOF, **ELAINE W. BEIERSDOERFER** has caused this conveyance to be executed and her seal affixed this the 18th day of May, 2021.

Elaine W. Beiersdoerfer
ELAINE W. BEIERSDOERFER

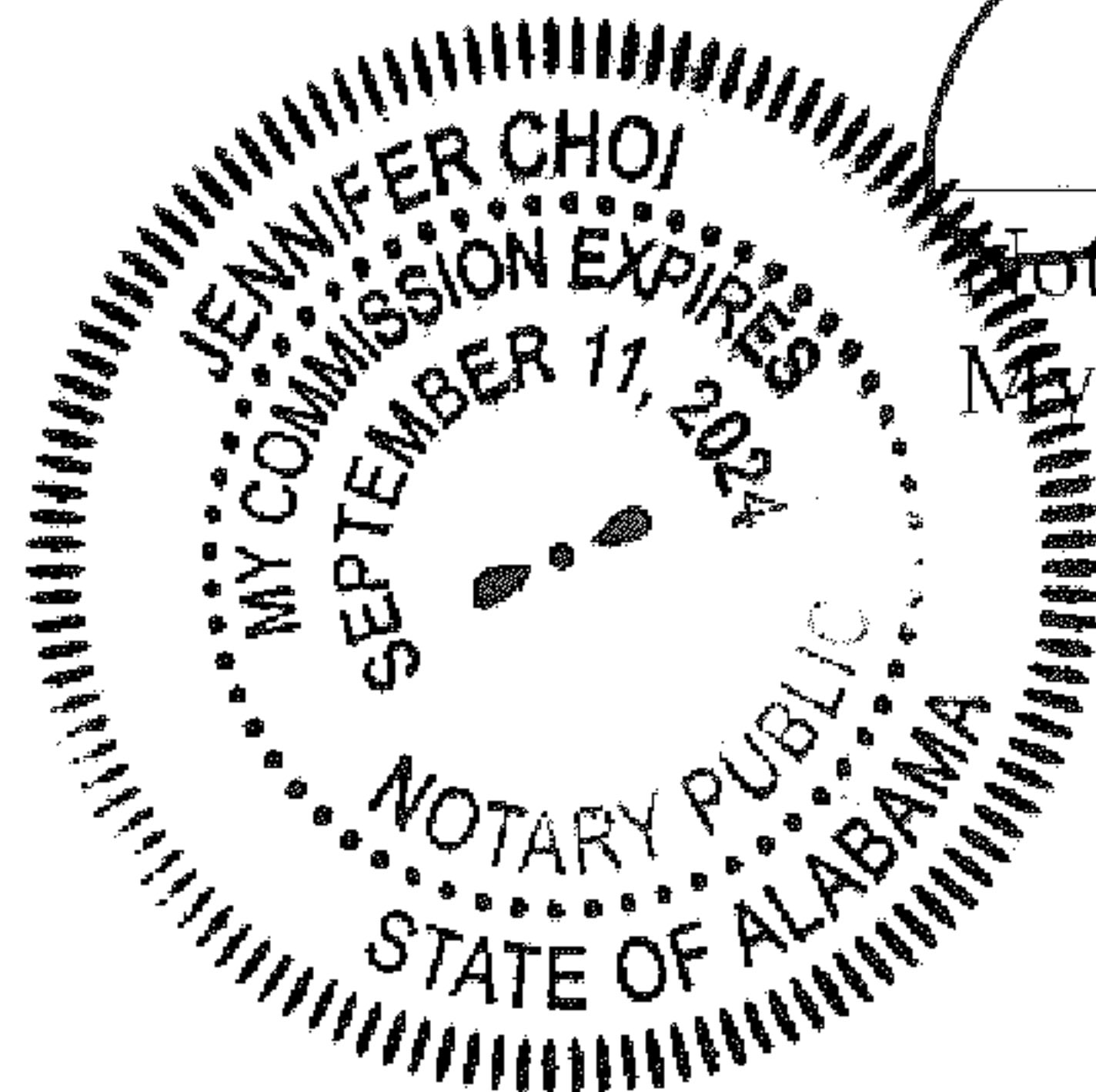
STATE OF ALABAMA)

COUNTY OF Shelby)

I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that **ELAINE W. BEIERSDOERFER** signed the foregoing general warranty deed, and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 18th day of May, 2021.

[Signature]
Notary Public
My commission expires: 9/11/2024



Real Estate Sales Validation Form

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

Grantor's Name
Mailing AddressElaine Petersen

_____Grantee's Name
Mailing AddressTimothy Allan Sawyer Jr
Timothy Sawyer

Property Address

2001 AC
Meadowlake Farms
Calera AL

Date of Sale

5/18/2021

Total Purchase Price

\$235,000

or

Actual Value

\$

or

Assessor's Market Value \$

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County, Alabama, County
Clerk
Shelby County, AL
06/24/2021 01:26:09 PM
\$263.00 CHERRY
20210624000308170

Alicia S. Byrd

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 5/18/21

☒ Unattested

(verified by)

Print

Sign

Jennifer Cho

(Grantor/Grantee/Owner/Agent) circle one