

This instrument was prepared by:
Fish Nelson & Holden, LLC
400 Century Park South, Suite 224
Birmingham, AL 35226

Send tax notice to:
Montana Jackson
244 Crisfield Circle
Alabaster, AL 35007

State of Alabama
County of Shelby

GENERAL WARRANTY DEED

Know All Men by These Presents: That in consideration of TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt of which is acknowledged, I or we, **Virginia Donald**, a single woman (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Montana Jackson**, (herein referred to as grantees, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Parcel ID: 22-9-30-4-001-116.000

Address: 244 Crisfield Circle, Alabaster, AL 35007

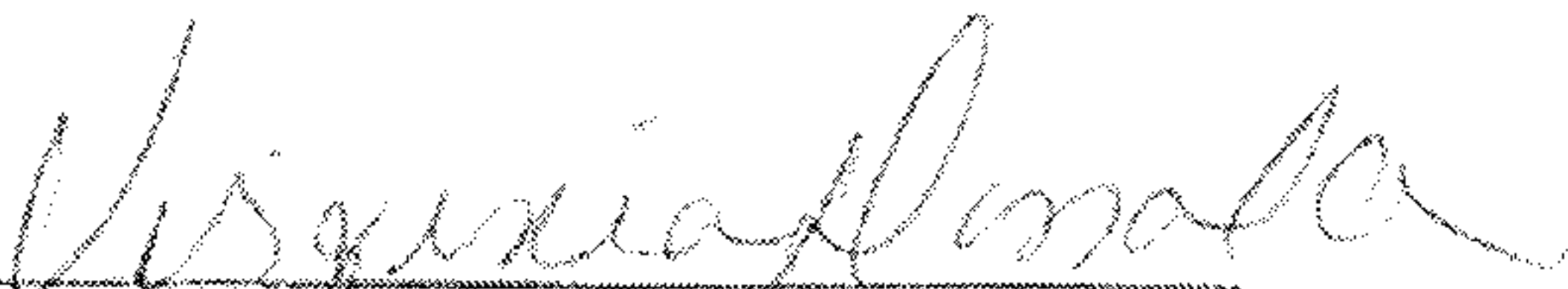
Legal Description: Lot 116, according to the Survey of Chesapeake Subdivision, as recorded in Map Book 37, Page 123, in the Probate Office of Shelby County, Alabama.

Subject to taxes for the year 2020 and subsequent years not yet due and payable; mineral and mining rights not owned by the Grantor, and any other easements, rights of way, restrictions, limitations and covenants of record.

Be it known that \$206,196.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantees, his, her or their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this the 30th day of June, 2021.

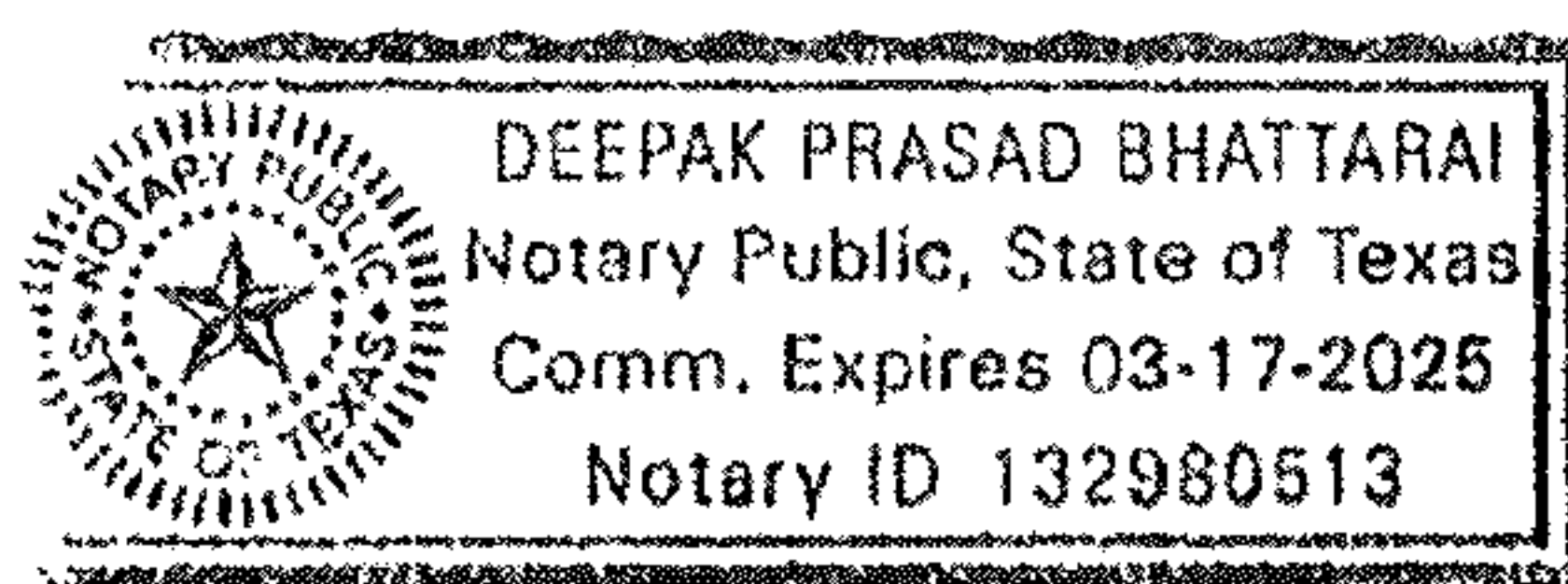


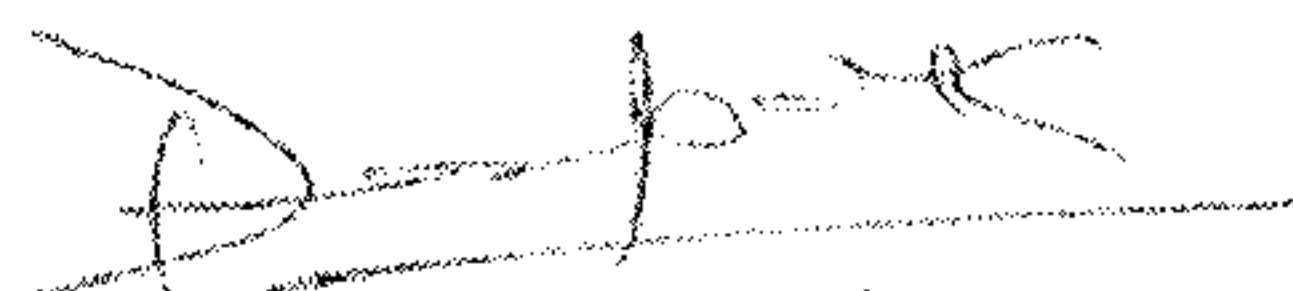
Virginia Donald

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, ~~Notary Steven Nelson Thompson~~, a Notary Public in said and for said County, in said State, hereby certify that Virginia Donald whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 30th day of June, 2021.





Notary Public
MCE: ~~xxxxxx~~

Real Estate Sales Validation Form

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

Grantor's Name Virginia Donald
Mailing Address 9124 Curacao
Worth TX 76093

Grantee's Name Montana Jackson
Mailing Address 244 Crisfield Cir
Alabama AL 35007

Property Address 244 Crisfield Cir
Alabama AL 35007

Date of Sale 6-30-21
Total Purchase Price \$ 210,000.00

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
07/07/2021 01:05:57 PM
\$29.00 CHERRY
20210707000329120

Mary 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 6-30-21

Print Mary Stewart Nelson Thompson

Unattested

(verified by)

Sign _____
(Grantor/Grantee/Owner/Agent) circle one