

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

SEND TAX NOTICE TO:
Donna C. Pike
421 Waterford Highlands Way
Calera, AL 35040

GENERAL WARRANTY DEED

20210729000366890
07/29/2021 12:01:33 PM
DEEDS 1/3

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Two Hundred Seventeen Thousand Five Hundred And No/100 Dollars (\$217,500.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Roy Dallas Downs and Shannon Dewberry Downs, a married couple, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Donna C. Pike (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 459, according to the survey of Waterford Highlands, Sector 2, Phase 2, as recorded in Map Book 30, Page 111, in the Office of the Judge of Probate 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 \$174,000.00 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 16th day of July, 20 21.

Roy Dallas Downs
Roy Dallas Downs

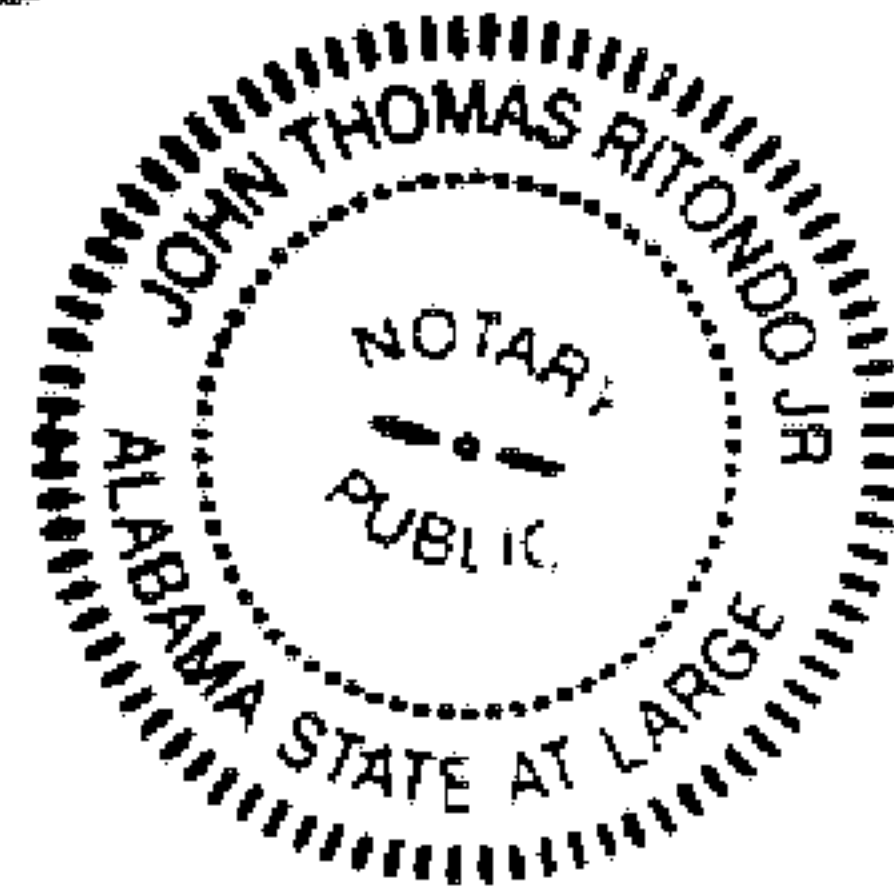
Shannon Dewberry Downs
Shannon Dewberry Downs

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Roy Dallas Downs and Shannon Dewberry Downs 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 16th day of July, 20 21.

[Signature]
Notary Public
My commission expires:



[Signature]
John Thomas
Notary Public
Alabama State At Large
Comm. Exp. August 29, 2023

Real Estate Sales Validation Form

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

20210729000366890 07/29/2021 12:01:33 PM DEEDS 3/3

Grantor's Name Roy Dallas Downs and Shannon Dewberry Downs

Grantee's Name Donna C. Pike

Mailing Address 421 Watreford Highlands Way
Calera, AL 35040

Mailing Address 421 Waterford Highlands Way
Calera, AL 35040

Property Address 421 Waterford Highlands Way
Calera, AL 35040

Date of Sale July 16, 2021

Total Purchase Price \$217,500.00

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:

☒ 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 - Roy Dallas Downs and Shannon Dewberry Downs, . .

Grantee's name and mailing address - Donna C. Pike, 421 Waterford Highlands Way, Calera, AL 35040.

Property address - 421 Waterford Highlands Way, Calera, AL 35040

Date of Sale - July 16, 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.

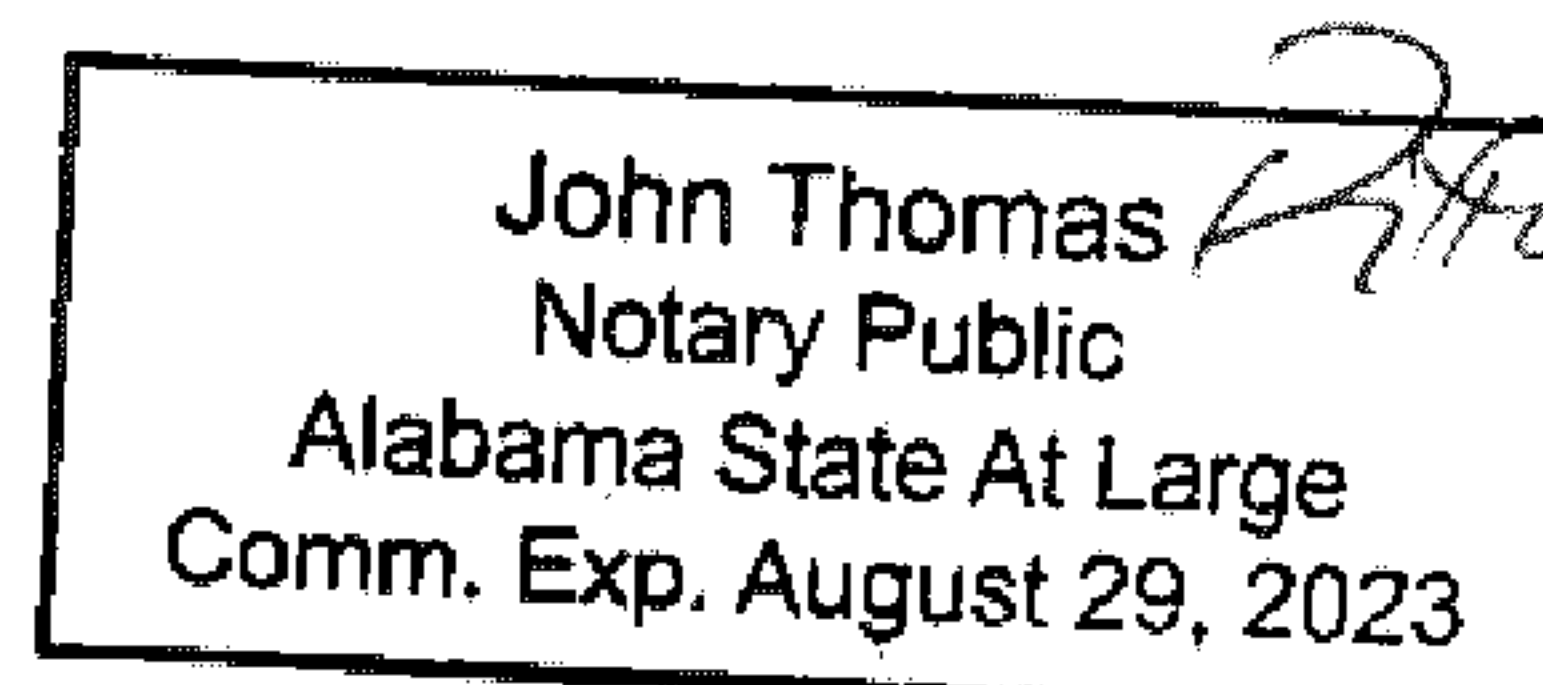
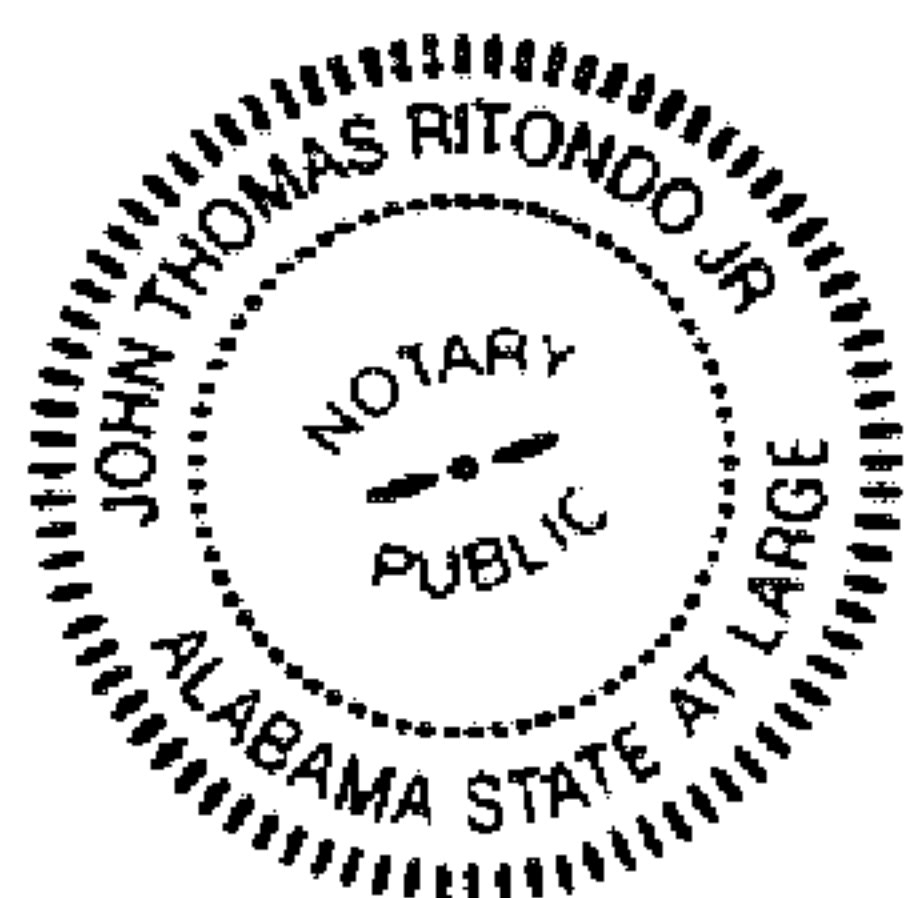
Actual Value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

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: July 16, 2021

Sign  Agent



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/29/2021 12:01:33 PM
\$71.50 CHERRY
20210729000366890

Alvin S. Boyd