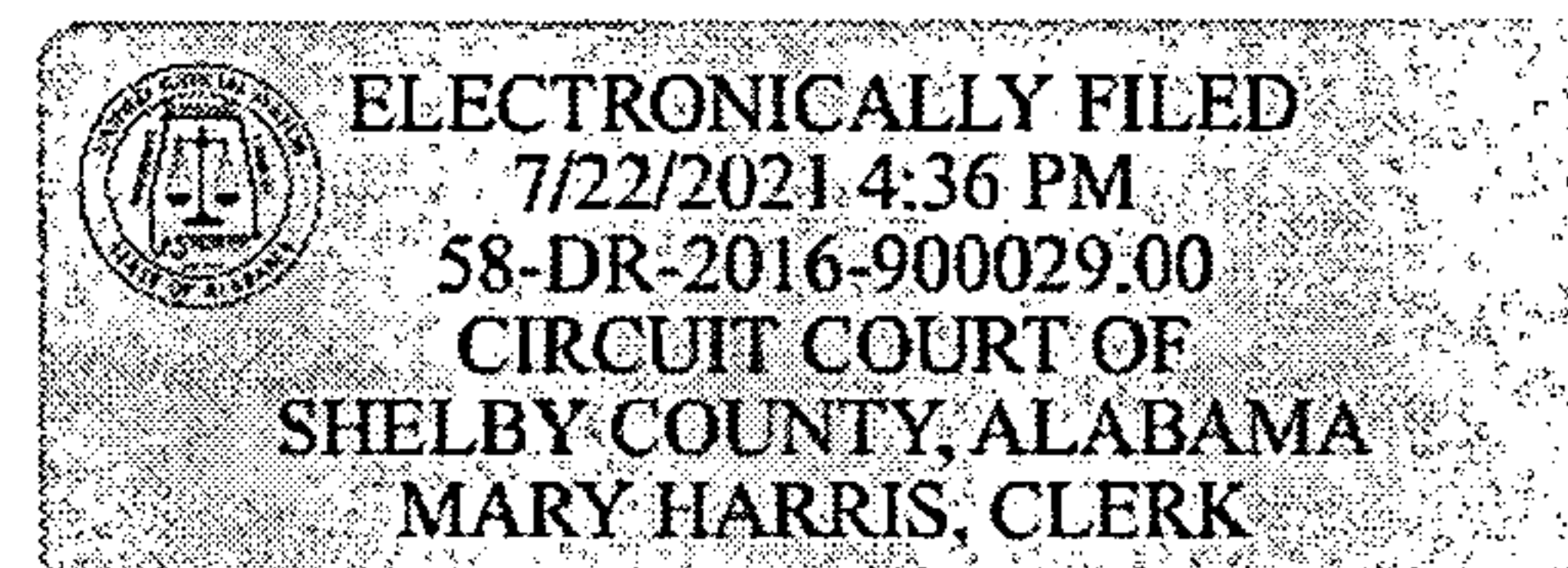


STATE OF ALABAMA)
SHELBY COUNTY)

CLERK'S DEED



Case Number: DR 2016-900029

WHEREAS, on June 23, 2017, in case number DR 2016-900029 in the matter of **BECKY LYNN OVERTON**, Plaintiff vs. **MICHAEL SHANE OVERTON**, Defendant, in the Circuit Court of Shelby County, Alabama, an Order was rendered instructing and directing the undersigned to convey the hereinafter described property to the grantee herein named.


NOW, THEREFORE, I, **MARY HARRIS**, Clerk of the Circuit Court of Shelby County, Columbiana, Alabama, by virtue of the authority in me vested by said Order of June 23, 2017, and by these presents, do hereby grant and convey into the said **BECKY LYNN OVERTON**, all right, title and interest of **MICHAEL SHANE OVERTON**, in and to the following described property, to wit:

LOT 125, ACCORDING TO THE MAP OF SUMMERBROOK SECTOR TWO, AS RECORDED IN MAP BOOK 18, PAGE 75, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

This conveyance is made subject to any and all restrictions, encumbrances, easements, reservations and rights-of-way of record in the Office of the Probate Judge of Shelby County, Alabama. The marital status of each of the foregoing named parties is unknown to the undersigned. The undersigned executes this instrument in said capacity as Clerk and does not personally or individually warrant the title to said property.

TO HAVE AND TO HOLD the aforesaid premises to the said **BECKY LYNN OVERTON**, her heirs and assigns forever.

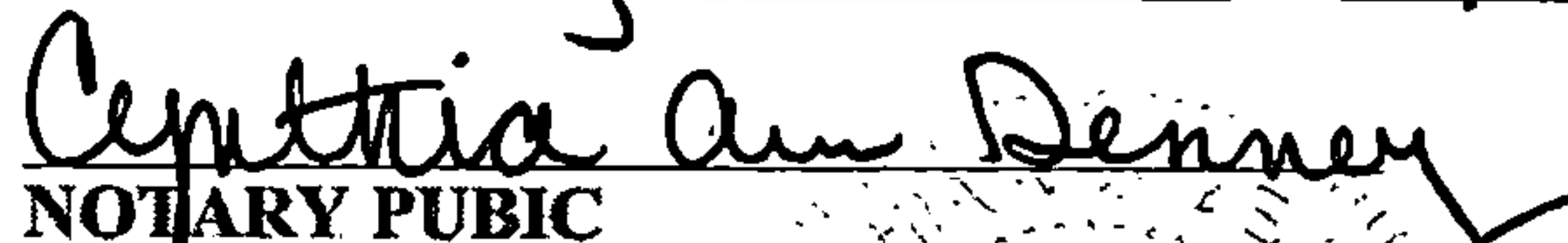
IN TESTIMONY WHEREOF, I have hereunto set my hand and seal at office in the City of Columbiana, Alabama this the 27 day of July, 2021.


MARY HARRIS, CIRCUIT CLERK
SHELBY COUNTY, ALABAMA

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Mary Harris**, who is known to me to be the Clerk of the Circuit Court, Shelby County, Alabama, whose name as Clerk of said Court 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 this conveyance, she executed the same voluntarily in her capacity as such Clerk on the day the same bears date.

Given under my hand and official seal this 27th day of July, 2021.


NOTARY PUBLIC
My Commission Expires: 4-13-25



20210729000367170 1/3 \$120.00
Shelby Cnty Judge of Probate, AL
07/29/2021 01:04:41 PM FILED/CERT

700834

This instrument was prepared by:
David A. Bedgood
140 Bowling Lane
Pelham, Alabama 35124

SEND TAX NOTICE TO:
Becky Lynn Overton and Michael S. Overton
205 Summerbrook Lane
Gilabaster, AL 35007

**WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

20080403000136410 1/1 \$40.00
Shelby Cnty Judge of Probate, AL
04/03/2008 02:30:22PM FILED/CERT

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **ONE HUNDRED FORTY FIVE THOUSAND AND NO/100'S (\$145,000.00) DOLLARS** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, **MARY JOHNSON, AN UNMARRIED WOMAN** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **BECKY LYNN OVERTON AND MICHAEL S. OVERTON** (herein referred to as GRANTEES, whether one or more), as joint tenants with right of survivorship, the following described real estate, situated in **SHELBY County, Alabama** to-wit:

LOT 125, ACCORDING TO THE MAP OF SUMMERBROOK SECTOR TWO, AS RECORDED IN MAP BOOK 18, PAGE 75, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

This conveyance is made subject to covenants, restrictions, reservations, easements and rights-of-ways, if any, heretofore imposed of record affecting Grantor's title to said property, and municipal zoning ordinances now or hereafter becoming applicable and taxes or assessments now or hereafter becoming due against said property.

\$116,000.00 of the consideration herein was derived from a mortgage loan closed simultaneously herewith.

The preparer of this instrument has served as a scrivener only and has not examined title to the property for purposes of Grantors's representations made herein or rendered any opinion with respect thereto.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants, with right of survivor ship, their heirs and assigns, forever, it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said GRANTEES, 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 all 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I, **MARY JOHNSON**, have hereunto set my (our) hand(s) and seal(s) this the 1st day of **APRIL, 2008.**

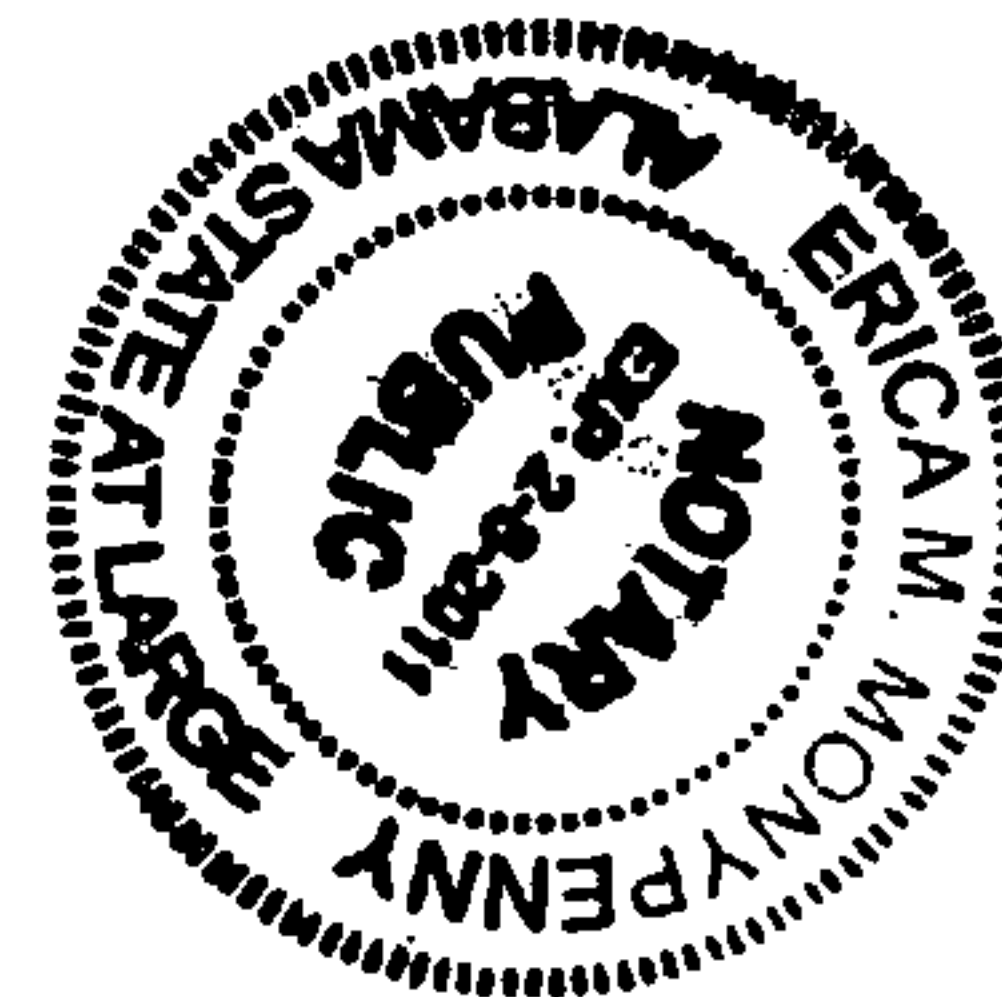
Mary Johnson *Patricia Johnson*
MARY JOHNSON (SEAL)
her attorney in fact

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, here by certify that **MARY JOHNSON** 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, HE executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of **APRIL, 2008.**

[Signature]
Notary Public
My commission expires



20210729000367170 2/3 \$120.00
Shelby Cnty Judge of Probate, AL
07/29/2021 01:04:41 PM FILED/CERT

Shelby County, AL 04/03/2008
State of Alabama
Deed Tax: \$29.00

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 Shane Overton
Mailing Address Becky Lynn Overton
205 Summerbrook Lane
Alabaster, AL 35007

Grantee's Name Becky Overton
Mailing Address 205 Summerbrook Lane
Alabaster, AL 35007

Property Address 205 Summerbrook Lane
Alabaster, AL 35007

Date of Sale _____

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$ 184,000

1/2 = 92,000

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 7/29/2021

Print Becky L. Overton

Sign Becky L. Overton

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

Form RT-1



20210729000367170 3/3 \$120.00
Shelby Cnty Judge of Probate, AL
07/29/2021 01:04:41 PM FILED/CERT