



20210824000413130 1/3 \$28.00  
Shelby Cnty Judge of Probate, AL  
08/24/2021 03:17:21 PM FILED/CERT

**SEND TAX NOTICE TO:**

Ryan A. Miller and Hayley E. Branch  
2059 Kerry Circle  
Calera, AL 35040

This instrument prepared by:

S. Kent Stewart  
Stewart & Associates, P.C.  
3595 Grandview Pkwy, #280  
Birmingham, Alabama 35243  
PEL2100569

**WARRANTY DEED**

State of Alabama  
County of Shelby

**KNOW ALL MEN BY THESE PRESENTS:** That, in consideration of **Two Hundred Ten Thousand and 00/100 Dollars (\$210,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Marshall K. Freeman, a married man**, whose address is 100 Magnolia Blvd #213, Port Wentworth, GA 31407 (hereinafter "Grantor", whether one or more), by **Ryan A. Miller and Hayley E. Branch**, whose address is 2059 Kerry Circle Calera AL. 35040 (hereinafter "Grantees", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees **Ryan A. Miller and Hayley E. Branch, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, the address of which is **2059 Kerry Cir, Calera, AL 35040, to-wit:**

**Lot 29, according to the Map of Kinsale Gardens Homes, 3rd Sector, as recorded in Map Book 41, Page 90, in the Probate Office of Shelby County, Alabama.**

Subject property is not the homestead of the grantor or his spouse.

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. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$214,830.00 executed and recorded simultaneously herewith.

**TO HAVE AND TO HOLD**, unto the said Grantees, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantees, and Grantee's heirs, executors, administrators and assigns, that 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 Grantees, and Grantee's heirs and assigns forever, against the lawful claims of all persons.



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4/2021 03:17:21 PM DEEDS 2/3

IN WITNESS WHEREOF, Grantor has set his signature and seal on this 20th day of August, 2021.

Marshall K. Freeman

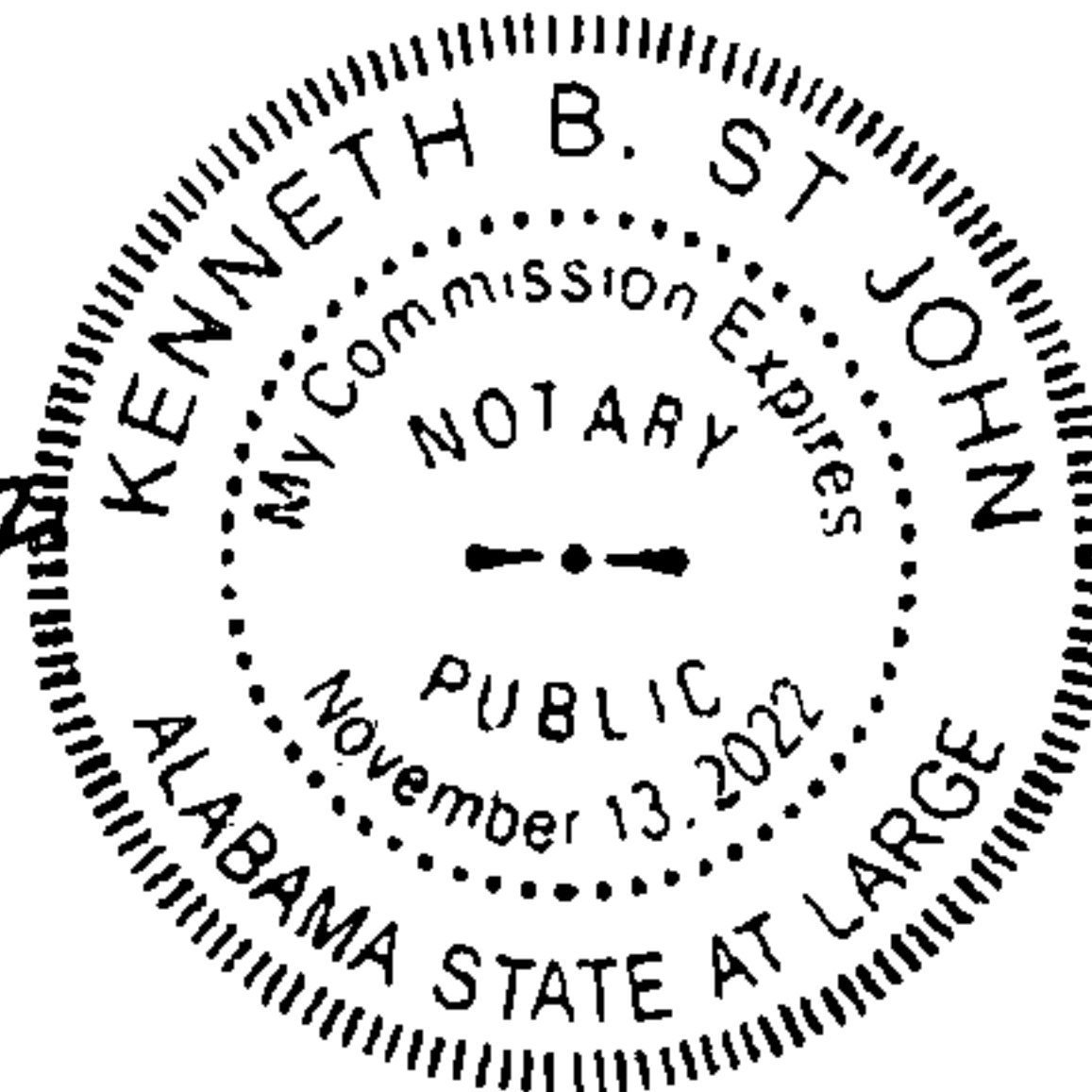
State of Alabama

County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify, Marshall K. Freeman, a married man, 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 on this 20th day of August, 2021.

Notary Public : Kenneth B. St John  
My commission expires: 11/13/2022





## Real Estate Sales Validation Form

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

Grantor's Name	Marshall K. Freeman	Grantee's Name	Ryan A. Miller & Hayley E. Branch
Mailing Address	100 Magnolia BLVD #213 Port Wentworth, GA 31407	Mailing Address	2059 Kerry Circle Calera, AL 35040
Property Address	2059 Kerry Circle Calera, AL 35040	Date of Sale	08/20/2021
		Total Purchase Price	\$ 210,000
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input checked="" type="checkbox"/> 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 - 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.

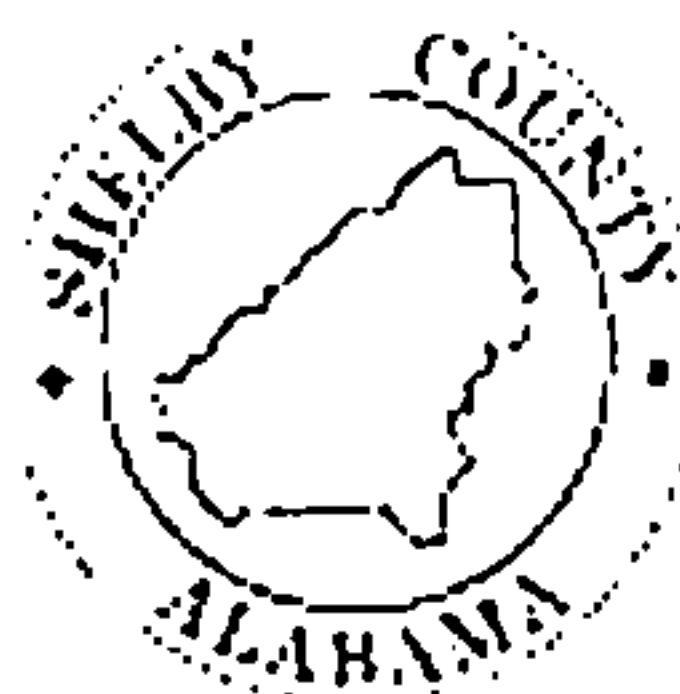
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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 08/24/2021

Print Hyland Wehunt

Una



Filed and Recorded  
Official Public Records  
(verified) Judge of Probate, Shelby County, Alabama, Clerk

(verified) Judge of Probate, Shelby County, Alabama, Clerk (circle one)

Form RT-1



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Alli S. Bayal