

This instrument was prepared by:  
Justin Smitherman, Esq.  
173 Tucker Road  
Suite 201  
Helena, AL 35080

James Taylor III  
757 Rosebury Road  
Helena, AL 35080

20210825000413380  
08/25/2021 08:24:48 AM  
DEEDS 1/3

## WARRANTY DEED

STATE OF ALABAMA )

COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **ONE HUNDRED TWENTY THOUSAND FIVE HUNDRED AND 00/100 DOLLARS (\$120,500.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **Gretchen E. Fogas, an unmarried woman** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **James Taylor, III and Jennifer Taylor** (herein referred to as grantees), **as joint tenants with right of survivorship**, the following described real estate, situated in **Shelby County**, Alabama, to-wit:

**Lot 134, according to the Survey of Hillsboro Subdivision Phase III, as recorded in Map Book 39, Page 123 A, B and C, in the Probate Office of Shelby County, Alabama.**

Subject to:

1. Taxes for the year 2021 and all subsequent years.
2. Existing easements, encroachments, encumbrances, restrictions, rights of way, building lines, and limitations, if any, of record.

TO HAVE AND TO HOLD to the said grantees, as joint tenants with right of survivorship, 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 grantee 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 the said grantee, 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 noted 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 (we) have hereunto set my (our) hand(s) and seals(s), this 20th day of August, 2021.

*Susan Fogas Joe as Agent/Attorney  
in fact for Gretchen E. Fogas*

(SEAL)

Susan Fogas Joe as Agent/Attorney In Fact for  
Gretchen E. Fogas

### GENERAL ACKNOWLEDGEMENT

STATE OF ALABAMA )

COUNTY OF EFFERSON )

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Susan Fogas Joe, whose name as Agent/Attorney In Fact for Gretchen E. Fogas is signed to the foregoing conveyance/instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she executed the same voluntarily as Agent/Attorney In Fact, and with the authority granted under said Power of Attorney on the day the same bears date.

Given under my hand this the 20<sup>th</sup> day of August 2021.

  
Notary Public

My Commission Expires: 02/24/2025

Phillip W. Smith  
Notary Public, Alabama State At Large  
My Commission Expires February 24, 2025

**Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Gretchen E. Fogas  
 Mailing Address 757 Rosebury Road  
Helena, AL 35080  
 Property Address 757 Rosebury Road  
Helena, AL 35080

Grantee's Name James Taylor, III and Jennifer Taylor  
 Mailing Address 757 Rosebury Road  
Helena, AL 35080  
 Date of Sale August 20, 2021  
 Total Purchase Price \$ \_\_\_\_\_  
 Or  
 Actual Value \$361,300.00  
 Or  
 Assessor's Market Value 1/3 \$120,500.00

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  
X 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 8-20-2021 Print Phillip W. Smith  
 \_\_\_\_\_ Sign \_\_\_\_\_  
 (Grantor/Grantee/ Owner/Agent) circle one

Unattested

(verified by)



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 08/25/2021 08:24:48 AM  
 \$148.50 CHERRY  
 20210825000413380

*Allen S. Bayl*

**Form RT-1**