

20210902000427980
09/02/2021 07:57:35 AM
DEEDS 1/3

SEND TAX NOTICE TO:

Margaret L. Dollar Braden
289 Hidden Creek Trail
Pelham, AL 35124

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243
PEL2100554

WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **One Hundred Seventy Three Thousand and 00/100 Dollars (\$173,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Celeste S. Rushton , an unmarried woman**, whose address is: 1564 Kairos Loop Foley, AL 36535 (hereinafter "Grantor", whether one or more), by **Margaret L. Dollar Braden**, whose address is: 289 Hidden Creek Trail, Pelham, AL 35124 (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee **Margaret L. Dollar Braden, an unmarried woman**, the following described real estate situated in Shelby County, Alabama, **the address of which is 289 Hidden Creek Trail, Pelham, AL 35124, to-wit:**


Lot 5, according to the Survey of Phase One, Hidden Creek Townhomes, as recorded in Map Book 27 Page 49, in the Probate Office 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. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$165,852.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantee, 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 Grantee, 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 Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.


IN WITNESS WHEREOF, Grantor has set their signature and seal on this 31st day of August, 2021.


Celeste S. Rushton

State of Alabama
County of Shelby

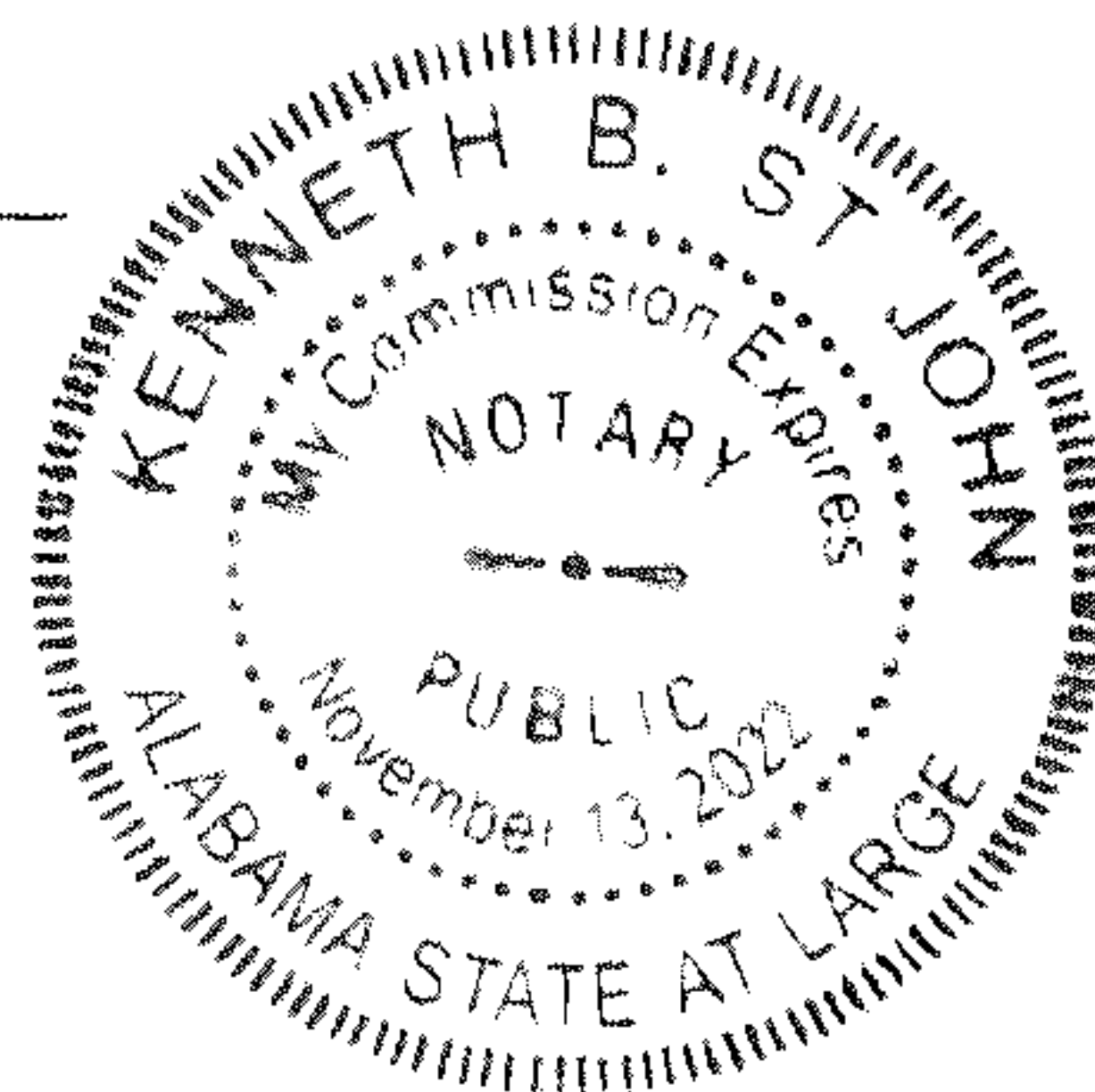
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify, Celeste S. Rushton, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 31st day of August, 2021.



Notary Public

Printed Name: 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	<u>Celeste S. Rushton</u>	Grantee's Name	<u>Margaret L. Dollar Braden</u>
Mailing Address	<u>1564 Kairos Loop</u> <u>Foley, AL 36535</u>	Mailing Address	<u>289 Hidden Creek Trail</u> <u>Pelham, AL 35124</u>
Property Address	<u>289 Hidden Creek Trail</u> <u>Pelham, AL 35124</u>	Date of Sale	<u>08/31/2021</u>
		Total Purchase Price	<u>\$ 173,000</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</u>

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 <u>09/01/2021</u>	Print <u>Hyland Wehunt</u>
<u>Unattested</u>	Sign <u></u>
(verified by)	(Grantor/Grantee/Owner/Agent) <u>Circle one</u>

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/02/2021 07:57:35 AM
\$35.50 CHERRY
20210902000427980

Allen S. Boyd