

20211102000527850
11/02/2021 08:21:55 AM
DEEDS 1/3

When Recorded Mail to:

TIMIOS, INC.
5716 CORSA AVE
WESTLAKE VILLAGE, CA 91362

Prepared By:

THOMAS H. CLAUNCH III, ATTORNEY AT LAW
O/B/O BC LAW FIRM, P.A.
8191 SEATON PLACE
MONTGOMERY, AL 36116

Send Tax Messages To:

LATOYA LANE AND ADRIAN LANE
4445 CAHABA RIVER RD
BIRMINGHAM, AL 35243

R 2378848

WARRANTY DEED

For good consideration, I (we) **LATOYA LANE FORMERLY KNOWN AS LATOYA HOLMES, WHO ACQUIRED TITLE WITH NO MARITAL STATUS BUT IS NOW MARRIED**, whose mailing address is 4445 CAHABA RIVER BLVD, HOOVER, AL 35216, hereby bargain, deed and convey to **LATOYA LANE AND ADRIAN LANE, WIFE AND HUSBAND**, whose mailing address is 4445 CAHABA RIVER BLVD, HOOVER, AL 35216, the following described land in **SHELBY** County, State of Alabama, free and clear with **WARRANTY COVENANTS**; to wit:

THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN SHELBY COUNTY, ALABAMA, TO-WIT:

LOT 10, ACCORDING TO THE SURVEY OF FINAL PLAT FOR BENT RIVER, PHASE IV, AS RECORDED IN MAPBOOK 41, PAGE 64 A & B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

APN: 10 4 20 0 010 010.000

Property Address: 4445 CAHABA RIVER BLVD, HOOVER, AL 35216

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

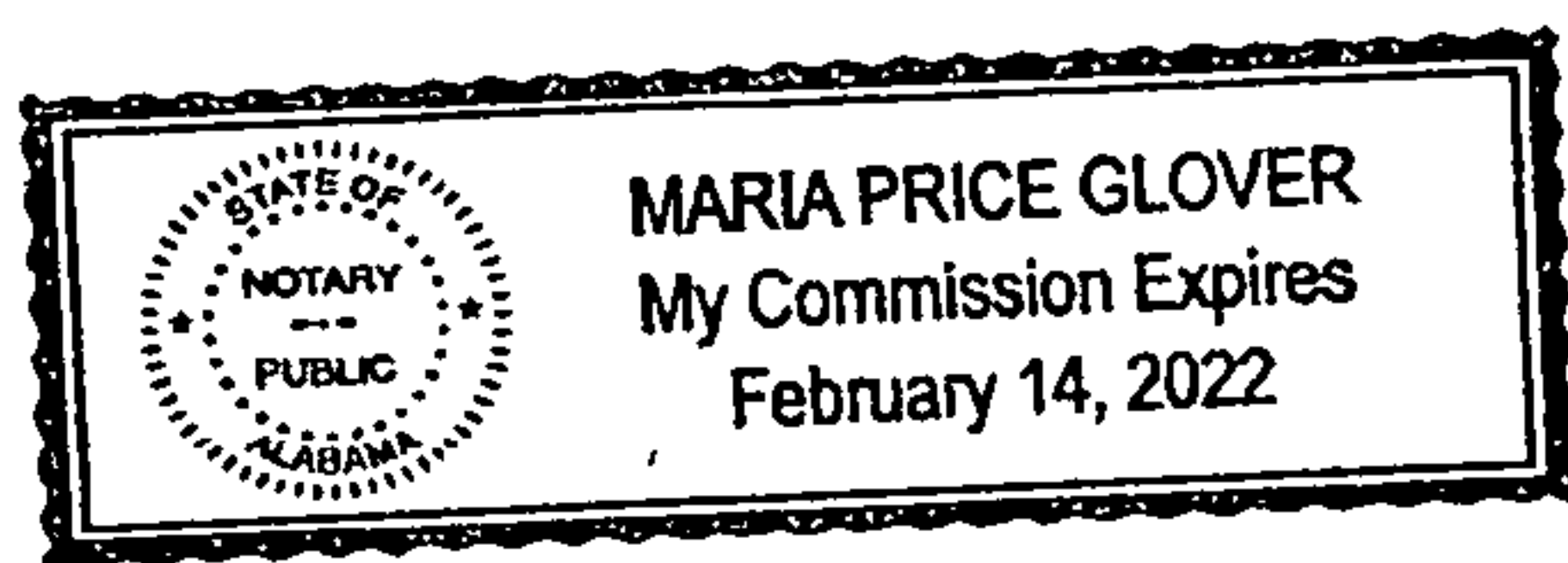
And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said **GRANTEES**, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as foresaid; that I (we) will, and my (our) heirs and assigns forever, against the lawful claims of all persons.

WITNESS the hands and seal of said Grantor(s) this 21st day of October, 20 21.

Latoya Lane
LATOYA LANE F/K/A
LATOYA HOLMES

STATE OF ALABAMA
COUNTY OF Jefferson } SS.

I, Maria Price Glover, a Notary Public, hereby certify that LATOYA LANE F/K/A LATOYA HOLMES, 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 this day of Oct. 21, 20 21.



Maria Price Glover
Notary Public Maria Price Glover

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

Grantor's Name LATOYA LANE FKA LATOYA HOLMES
 Mailing Address 4445 CAHABA RIVER BLVD,
HOOVER, AL 35216

Grantee's Name LATOYA LANE AND ADRIAN LANE
 Mailing Address 4445 CAHABA RIVER BLVD,
HOOVER, AL 35216

Property Address 4445 CAHABA RIVER BLVD,
HOOVER, AL 35216

Date of Sale 10/21/2021

Total Purchase Price \$ 101075

or

Actual Value \$ _____

or

Assessor's Market Value \$ 202150

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 11/02/2021 08:21:55 AM
 \$129.50 CHERRY
 20211102000527850



Allen S. Bayl

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 WARRANTY DEED
☐ 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 10/27/2021

Print EMILY SNYDER

☐ Unattested _____
 (verified by)

Sign *Emily Snyder*
 (Grantor/Grantee/Owner/Agent) circle one

Form RT-1