

2021104000535740  
11/04/2021 02:33:30 PM  
DEEDS 1/3

**Recording Requested By/Return to:**

MEYMAX TITLE  
580 S. HIGH ST  
COLUMBUS, OH 43215

Send Tax Notices to: *Kristen VK*  
JABARI ARMSTRONG AND KRISTEN ARMSTRONG  
687 BARKLEY CIRCLE  
ALABASTER, AL 35007

**STATE OF ALABAMA  
COUNTY OF SHELBY**

**STATUTORY WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS** that

*Kristen VK*  
**JABARI ARMSTRONG, JOINED IN EXECUTION BY SPOUSE KRISTEN ARMSTRONG,**  
whose mailing address is 687 BARKLEY CIRCLE, ALABASTER, AL 35007, hereinafter called the  
Grantor, for and in consideration of the sum of TEN AND NO/100THS (\$10.00) DOLLARS and the  
other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged to  
have been paid to the said Grantor by **JABARI ARMSTRONG AND KRISTEN ARMSTRONG, *Kristen VK***  
**MARRIED TO EACH OTHER, JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP,** whose  
mailing address is 687 BARKLEY CIRCLE, ALABASTER, AL 35007, hereinafter referred to as the  
Grantee, does here by GRANT, BARGAIN, SELL, and CONVEY unto the said Grantee, his heirs and  
assigns, all of that certain parcel of real property situated in the State of Alabama, County of SHELBY,  
and more particularly described as follows, viz:

**LOT 58, ACCORDING TO THE SURVEY OF SILVER CREEK, SECTOR II, PHASE I, AS  
RECORDED IN MAP BOOK 29, PAGE 81, IN THE PROBATE OFFICE OF SHELBY COUNTY,  
ALABAMA**

**SUBJECT TO:**

1. Building setback line(s), easement(s) and other matters as set forth on recorded plat of subdivision.
2. Easement(s) granted Alabama Power Company by instrument(s) recorded in Real Property Book 29, Page 81.
3. Any and all reservations of oil, gas and minerals in, over or under the subject property, together with any and all rights to mine or remove the same, and any and all rights in connection therewith of title by instrument(s) recorded in Probate Court records.

**TOGETHER WITH ALL AND SINGULAR the rights, members, privileges, tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining;**

**TO HAVE AND TO HOLD the same unto the said Grantee, his heirs and assigns, in fee simple, forever.**



IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written.

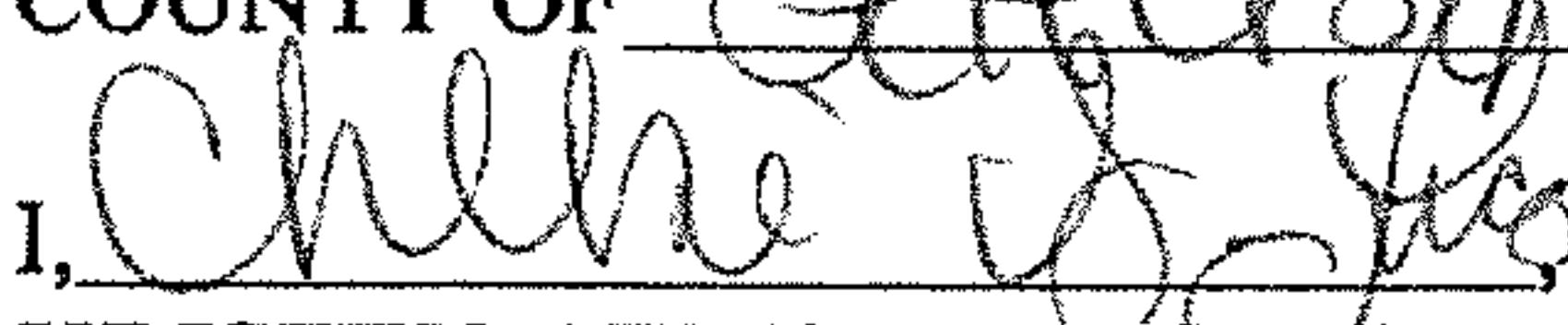
  
JABARI ARMSTRONG

  
KRISTEN ARMSTRONG  
ka Kristen

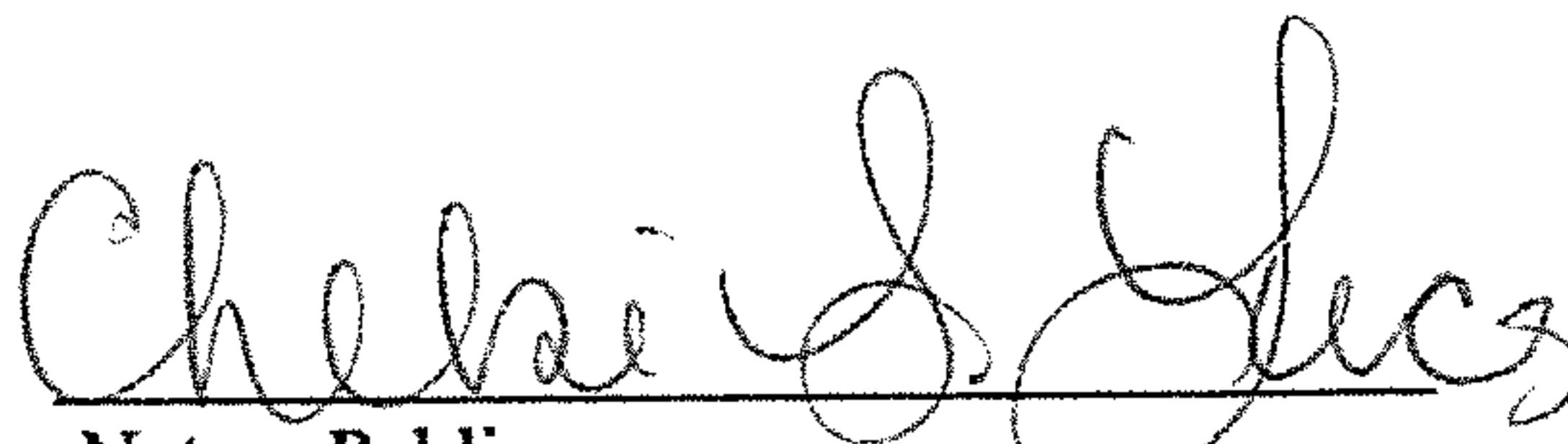
STATE OF ALABAMA

COUNTY OF ~~Jefferson~~

} SS.

I,  a Notary Public, hereby certify that **JABARI ARMSTRONG AND KRISTEN ARMSTRONG**, 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 04 day of October, 2021.

Chelsi S. Lucas  
Notary Public, Alabama State At Large  
My Commission expires 11/01/2022

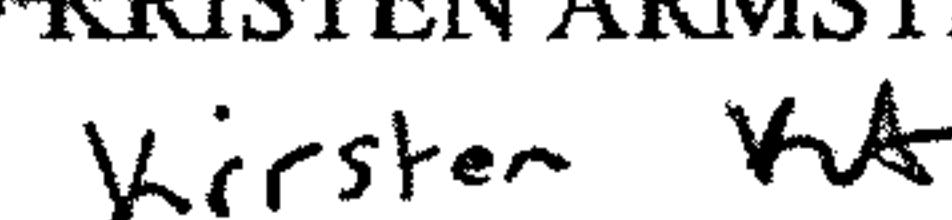
  
Notary Public

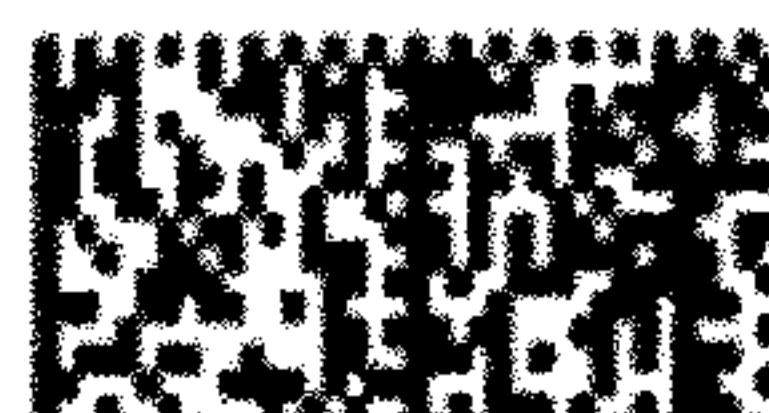
**Prepared By:**

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

Grantee's address: 687 BARKLEY CIRCLE, ALABASTER, AL 35007

Send Tax Notices to:

JABARI ARMSTRONG AND KRISTEN ARMSTRONG  
687 BARKLEY CIRCLE   
ALABASTER, AL 35007



### Real Estate Sales Validation Form

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

Grantor's Name Jabari Armstrong  
 Mailing Address 687 Barkley Circle  
Alabaster, AL 35007

Grantee's Name Jabari Armstrong & Kirsten Armstrong  
 Mailing Address 687 Barkley Circle  
Alabaster, AL 35007

Property Address 687 Barkley Circle  
Alabaster, AL 35007  
 Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 11/04/2021 02:33:30 PM  
 \$209.50 JOANN  
 2021104000535740

*Allen S. Boyd*

Date of Sale 10/9/2021  
 Total Purchase Price \$  
 or  
 Actual Value \$  
 or  
 Assessor's Market Value \$ 181,400.00

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  Appraisal  
 Sales Contract  Other  Assessors Market Value  
 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 10/9/2021

Print Abigail Smith

Unattested

Sign Abigail Smith  
 (Grantor/Grantee/Owner/Agent)  Circle one

(verified by)

Form RT-1