

20211104000535740
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 WK*
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 WK
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 WK*
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 Kirsten

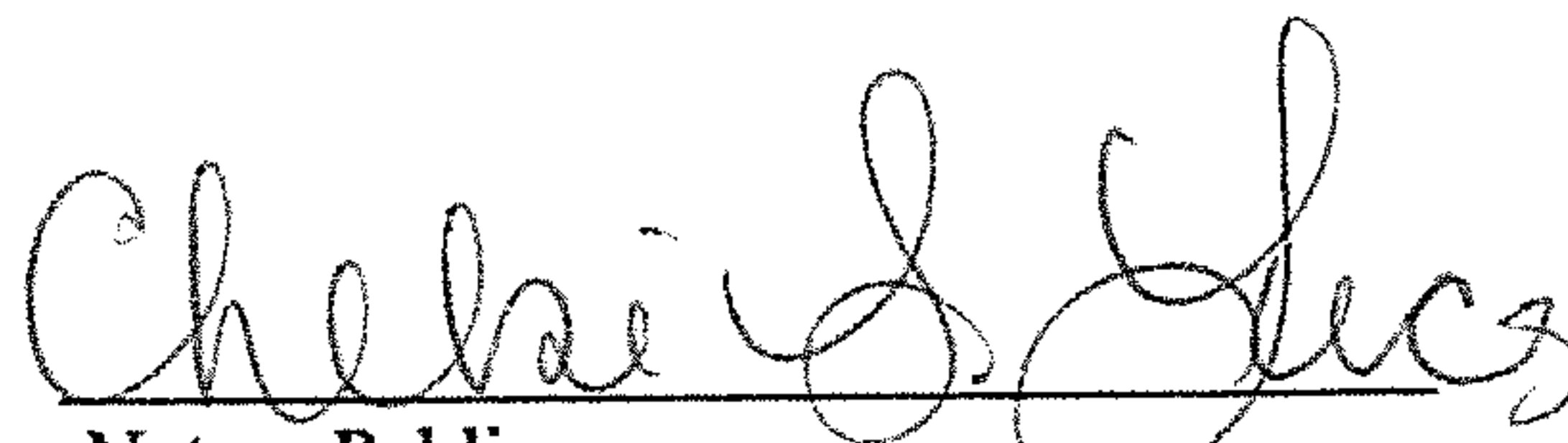
STATE OF ALABAMA

COUNTY OF Jefferson

} SS.

I, Chelsi S. Lucas, a Notary Public, hereby certify that JABARI ARMSTRONG AND
KA ~~KRISTEN~~ 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 09 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~~ KRISTEN ARMSTRONG
687 BARKLEY CIRCLE KA Kirsten KA
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
 20211104000535740

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



Abigail S. Smith

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
☒ Other Assessors Market Value

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

(verified by)

(Grantor/Grantee/Owner/Agent) Circle one

Form RT-1

