

20211203000577630
12/03/2021 10:32:35 AM
DEEDS 1/3

Commitment Number: AL21104009

This instrument prepared by:

Jay A. Rosenberg, Esq., Rosenberg PLLC, Attorneys At Law, 101 South Reid Street, Suite 307, Sioux Falls, South Dakota 57103 (513) 247-9605 Fax: (866) 611-0170 and Thomas Granville McCroskey, Esq., Member of the Alabama Bar and licensed to practice law in Alabama. File Number: AL21104009.

After Recording, Send To:

**BOSTON NATIONAL TITLE
400 ROUSER ROAD
CORAOPOLIS, PA 15108**

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
15305000034.018**

GENERAL WARRANTY DEED

KAYLI ALDERMAN WHO ACQUIRED TITLE AS KAYLI NOZ, married to **BRYAN ALDERMAN**, hereinafter grantor, whose tax-mailing address is **311 HUNTER HILLS CIR., CHELSEA, AL 35043**, for \$1.00 (One Dollar and Zero Cents) in consideration paid, grants, with general warranty covenants to **KAYLI ALDERMAN** and **BRYAN ALDERMAN**, wife and husband, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, hereinafter grantees, whose tax mailing address is **311 HUNTER HILLS CIR., CHELSEA, AL 35043**, the following real property:

The following described property situated in County Shelby, State of Alabama, described as follows:

Lot 30-B, according to the survey of Hunter Hills, Phase Two, as recorded in Map Book 22, page 94 in the probate office of Shelby County, Alabama.

Tax ID: 15 3 05 0 000 034.018

Property Address is: 311 HUNTER HILLS CIR., CHELSEA, AL 35043

Prior instrument reference: 20170911000329190

The real property described above is conveyed subject to general warranty covenants, the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Executed by the undersigned on August 25, 2021 :

Kayli Alderman
KAYLI ALDERMAN

Bryan Alderman
BRYAN ALDERMAN

STATE OF Alabama
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that **KAYLI ALDERMAN** and **BRYAN ALDERMAN** whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this date that, being informed of the contents of the conveyance, they, executed the same voluntarily on the day the same bears date.

Given under my hand an official seal this 25 day of August, 2021

Dylan Messimer
Notary Public

DYLAN MESSIMER
Notary Public Alabama-State At Large
My Commission Expires March 27, 2022



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 12/03/2021 10:32:35 AM
 \$103.00 KIMBERLY
 20211203000577630

Allie S. Bayl

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>Kayli Noz & Bryan Alderman</u>	Grantee's Name	<u>Kayli Alderman & Bryan Alderman</u>
Mailing Address	<u>311 Hunter Hills Cir.,</u> <u>Chelsea, AL 35043</u>	Mailing Address	<u>311 Hunter Hills Cir.,</u> <u>Chelsea, AL 35043</u>
Property Address	<u>311 Hunter Hills Cir.,</u> <u>Chelsea, AL 35043</u>	Date of Sale	<u>August 25, 2021</u>
		Total Purchase Price	<u>\$1.00</u>
		or	
		Actual Value	<u>\$ 73,585.00</u>
		or	
		Assessor's Market Value	<u>\$147,170.00</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 checked="" type="checkbox"/> TAX CERTIFICATE
<input 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 9/13/2021

Print KANESHA WEISTER

Unattested

 (verified by)

Sign Kanesha Weister

 (Grantor/Grantee/Owner/Agent) circle one