

Send Tax Notice:
Dawn B. Romano
1497 Stoneykirk Road
Pelham, AL 35124
PEL2100851

This Instrument Prepared By:
Stewart & Associates, P. C. / S. Kent Stewart
3595 Grandview Parkway, Ste 280
Birmingham, AL 35243

STATE OF ALABAMA

COUNTY OF SHELBY

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of **Ten and 00/100 Dollars (\$10.00)** and other good and valuable consideration in hand paid to the undersigned, **Clayton C. Romano, a married man**, whose address is: 1921 Highway 95, Helena, AL 35080 (hereinafter "Grantor"), the receipt of which is acknowledged, the undersigned Grantor does hereby grant, bargain, sell and convey unto **Dawn B. Romano**, whose address is: 1497 Stoneykirk Road, Pelham, AL 35124 (hereinafter "Grantee"), the following described real estate situated in Shelby County, Alabama, the address of which is 1497 Stoneykirk Road, Pelham, AL 35124, to wit:

Lot 1701, according to the Survey of Stoneykirk at Ballantrae, Phase V, as recorded in Map Book 38, Page 136, in the Probate Office of Shelby County, Alabama.

This deed is being executed pursuant to that certain Final Judgment of Divorce in Case No. DR-2015-900550, in the Circuit Court of Shelby County, Alabama, Domestic Relations Division.

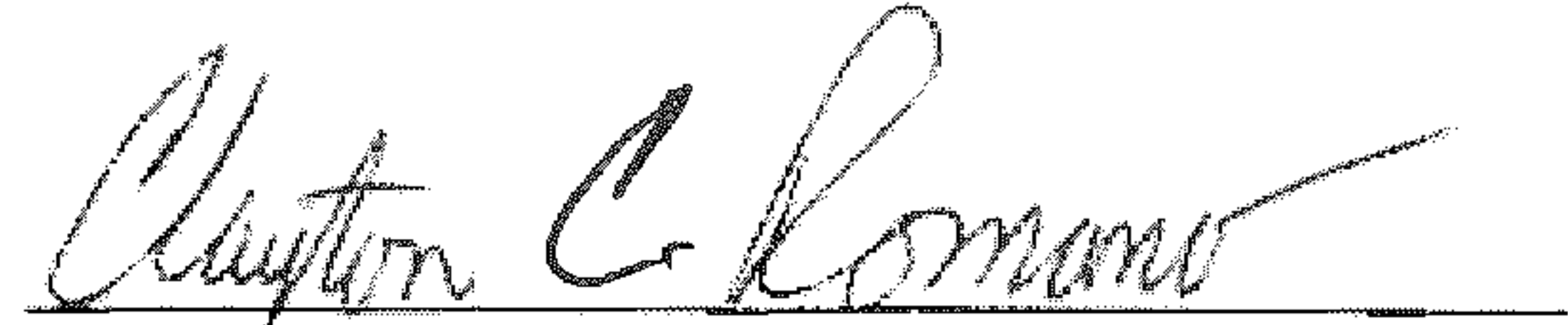
The subject property conveyed herein does not constitute the homestead of the Grantor or his respective spouse.

Mineral and mining rights excepted. Subject to: current taxes not yet due and payable, easements, conditions, covenants and restrictions of record.

TO HAVE AND TO HOLD unto the Grantee, and unto her heirs, executors, administrators and assigns forever.

This instrument is executed without warranty or representation of any kind on the part of the undersigned Grantor, expressed or implied, except that there are no liens or encumbrances outstanding against the premises conveyed which were created or suffered by the undersigned Grantor and not specifically excepted herein.

IN WITNESS WHEREOF, Grantor has hereunto set his signature and seal on November 23rd, 2021.

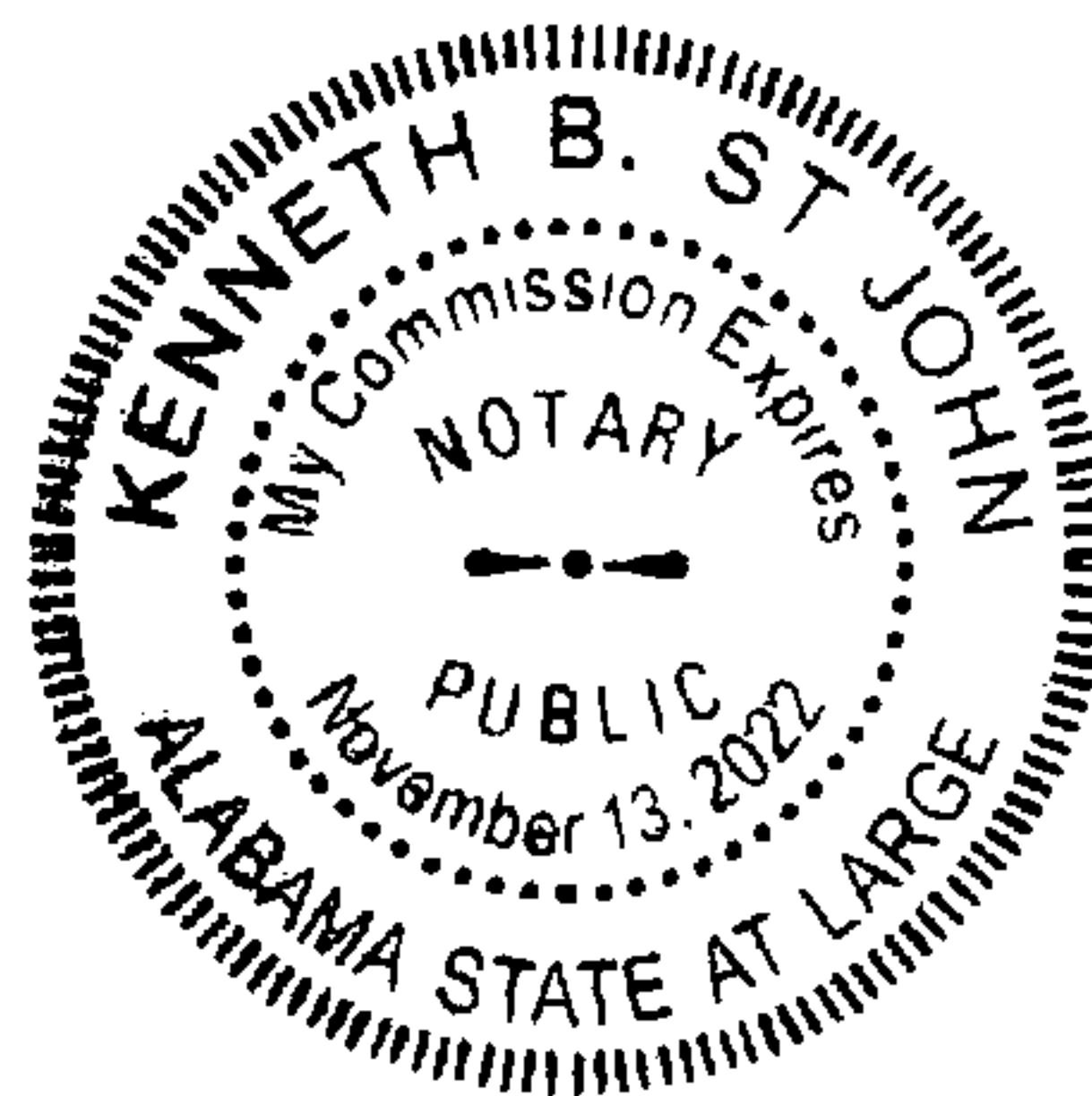

Clayton C. Romano

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Clayton C. Romano**, 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 said conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 23rd day of November, 2021.

(NOTARIAL SEAL)




Notary Public
Print Name: Kenneth B. St. John
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 Clayton C. Romano
 Mailing Address 1921 Hwy 95
Itelena, AL 35080

Grantee's Name Dawn B. Romano
 Mailing Address 1497 Stoneykirk Road
Pelham, AL 35124

Property Address 1497 Stoneykirk Road
Pelham, AL 35124

Date of Sale 11/23/2021
 Total Purchase Price \$ _____

or
 Actual Value \$ _____

or
 Assessor's Market Value \$ 365,600.00 (1/2 value = \$182,800.00)

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
☐ Sales Contract
☐ Closing Statement

☒ Appraisal
☒ Other Assessor's Market Value Under Parcel
14-5-21-4-002-004.000

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 11/23/2021

Print Kenneth B. Stjohn

Unattested _____

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/03/2021 03:18:29 PM
\$211.00 JOANN
20211203000579080

Allen S. Bayl