

Prepared by:  
David Lyon Glenn  
1780 Gadsden Highway  
Birmingham, AL 35235  
File No: 2021-6056

Sent Tax Notice to:  
Lee G. Ross, III and Deborah G. Ross  
3059 Eagle Ridge Lane  
Birmingham, AL 35242

**WARRANTY DEED**  
**Joint Tenancy With Right of Survivorship**

**State of Alabama**  
**County of Shelby**

KNOW ALL MEN BY THESE PRESENTS, that in consideration of THREE HUNDRED THIRTY THOUSAND AND 00/100 DOLLARS (\$330,000.00) and other good and valuable consideration the receipt and sufficiency whereof is hereby acknowledged, Gwynne Sheri Price, an unmarried woman, (herein referred to as GRANTOR) does by these presents grant, bargain, sell and convey unto Lee G. Ross III and Deborah G. Ross, husband and wife, (herein referred to as GRANTEE, whether one or more) as joint tenants with right of survivorship, the following described real estate situated Shelby County, Alabama to-wit:

Lot 13, according to the Survey of The Hills at Brookhighland, as recorded in Map Book 37, page 105, in the Probate Office of Shelby County, Alabama.

**SUBJECT TO:** (1) Ad valorem taxes for current and subsequent years, (2) easements, restrictions reservations, rights-of-way, limitations, covenants and conditions of record, if any, (3) mineral and mining rights not owned by the Grantor, if any.

**TO HAVE AND TO HOLD**, unto the said GRANTEES as joint tenants with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees herein) in the event that one Grantee survives the other, the entire interest in fee simple shall be owned by the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees shall take as tenants in common.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, Gwynne Sheri Price, we have hereunto set our hand(s) and seal(s), this the 17th day of December, 2021.


X   
Gwynne Sheri Price

**State of Alabama**  
**County of Jefferson**

I, David Lyon Glenn, a Notary Public in and for said County in said State, hereby certify that Gwynne Sheri Price 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 for and as his/her/their act on the day the same bears date.

Given under my hand and official seal this the 17th day of December, 2021.



  
Notary Public: David Lyon Glenn  
My Commission Expires: November 4, 2024

Real Estate Sales Validation Form

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

Grantor's Name Gwynne Sheri Price  
Mailing Address 2063 Park Springs Lane  
Chelsea, AL 35043

Grantee's Name Lee G. Ross, III and Deborah G. Ross  
Mailing Address 3059 Eagle Ridge Lane  
Birmingham, AL 35242

Property Address 3059 Eagle Ridge Lane  
Birmingham, AL 35242

Date of Sale December 17, 2021  
Total Purchase Price \$330,000.00  
Or  
Actual Value \$  
Or  
Assessor's Market Value \$

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  
☐ Appraisal  
☐ Other:  
☐ 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 12/17/2021 Print Gwynne Sheri Price  
☐ Unattested [Signature] (verified by) Sign [Signature]  
(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  
12/22/2021 01:52:40 PM  
\$355.00 BRITTANI  
20211222000605160

Alvin S. Boyd