

Prepared by:
Marcus Hunt
2870 Old Rocky Ridge Rd., Suite 160
Birmingham, AL 35243

Send Tax Notice To:
James Patrick Trigg

1148 Forest Lakes Way
Sterrett, AL 35147

GENERAL WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Dollar and No Cents (\$1.00)**, the amount of which can be verified in the **Sales Contract between the parties** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged I or we

Alexandria Mae Trigg, an unmarried woman and James P. Trigg, an unmarried man, whose mailing address is:

1148 Forest Lakes Way Sterrett, AL 35147

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

James Patrick Trigg, whose mailing address is: 1148 Forest Lakes Way, Sterrett, AL 35147

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, **the address of which is: 1148 Forest Lakes Way, Sterrett, AL 35147** to-wit:

Lot 323, according to the Survey of Forest Lakes, Sector 4, as recorded in Map Book 33, Page 25, A, B, and C in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to: All easements, restrictions and rights of way of record.

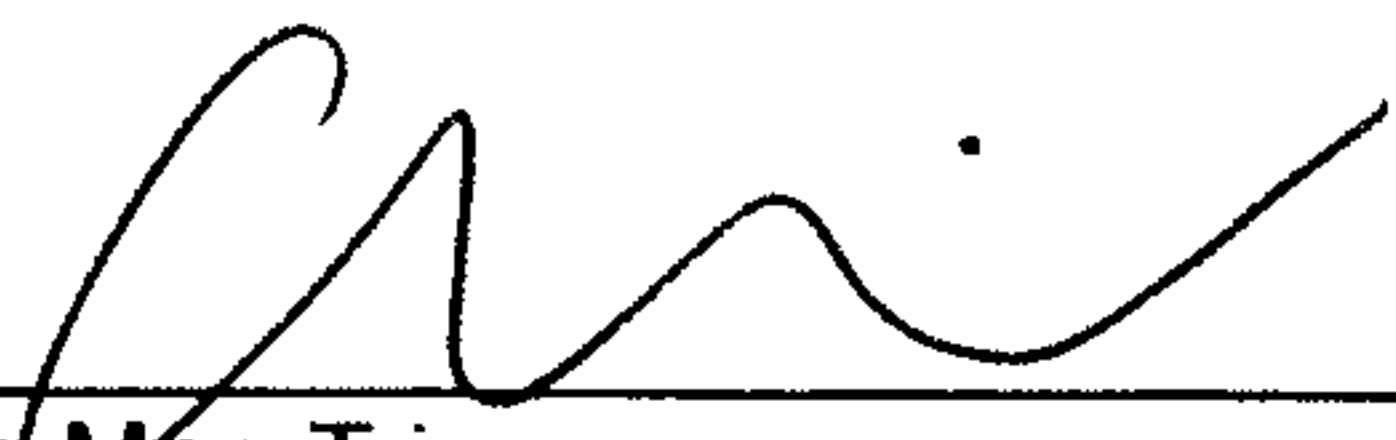
Alexandria Mae Pyatt, grantee in that certain deed recorded in Inst. #20160614000204660, in the Probate Office of Shelby County, Alabama, and Alexandria Mae Trigg, grantor herein, are one and the same person.

James P. Trigg, grantee in that certain deed recorded in Inst. #20160614000204660 in the Probate Office of Shelby County, Alabama, and James Patrick Trigg are one and the same person.

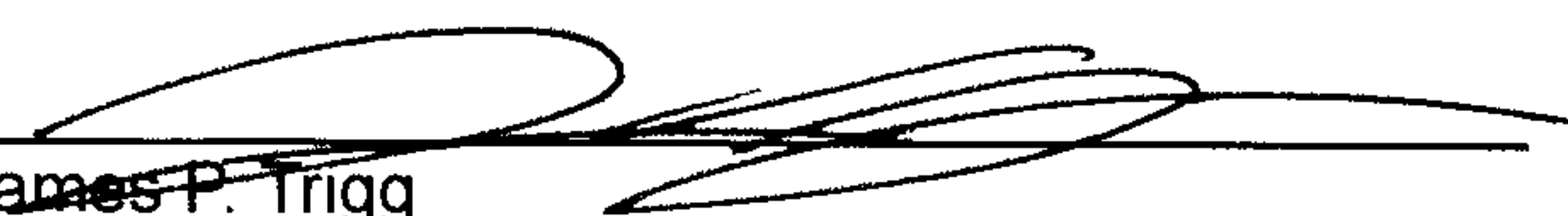
TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my/our hand(s) and seal(s) this the 26th day of October, 2021.



Alexandria Mae Trigg

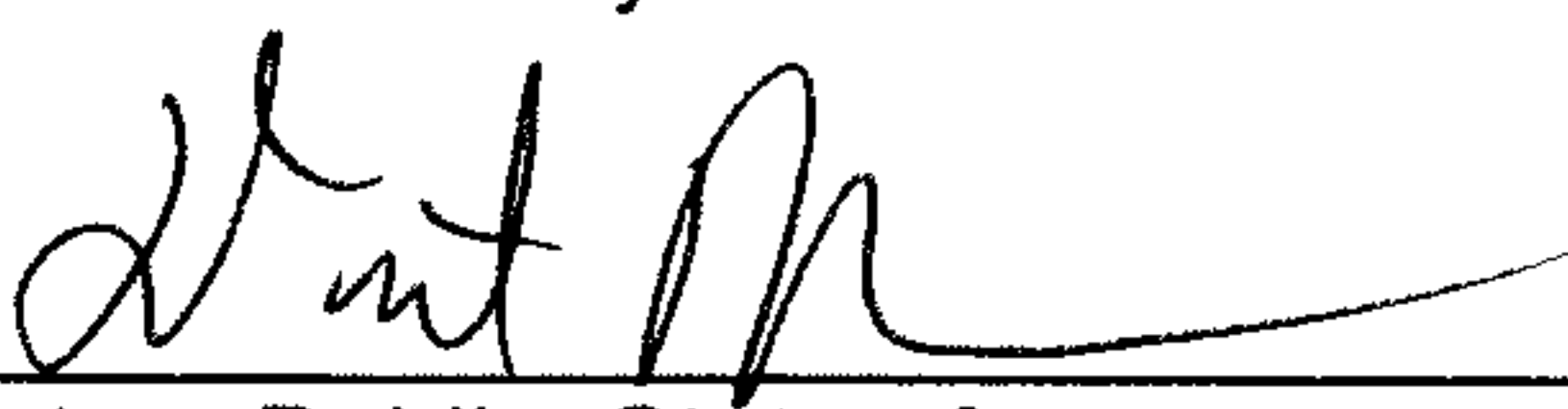


James P. Trigg

State of Alabama
County of Jefferson

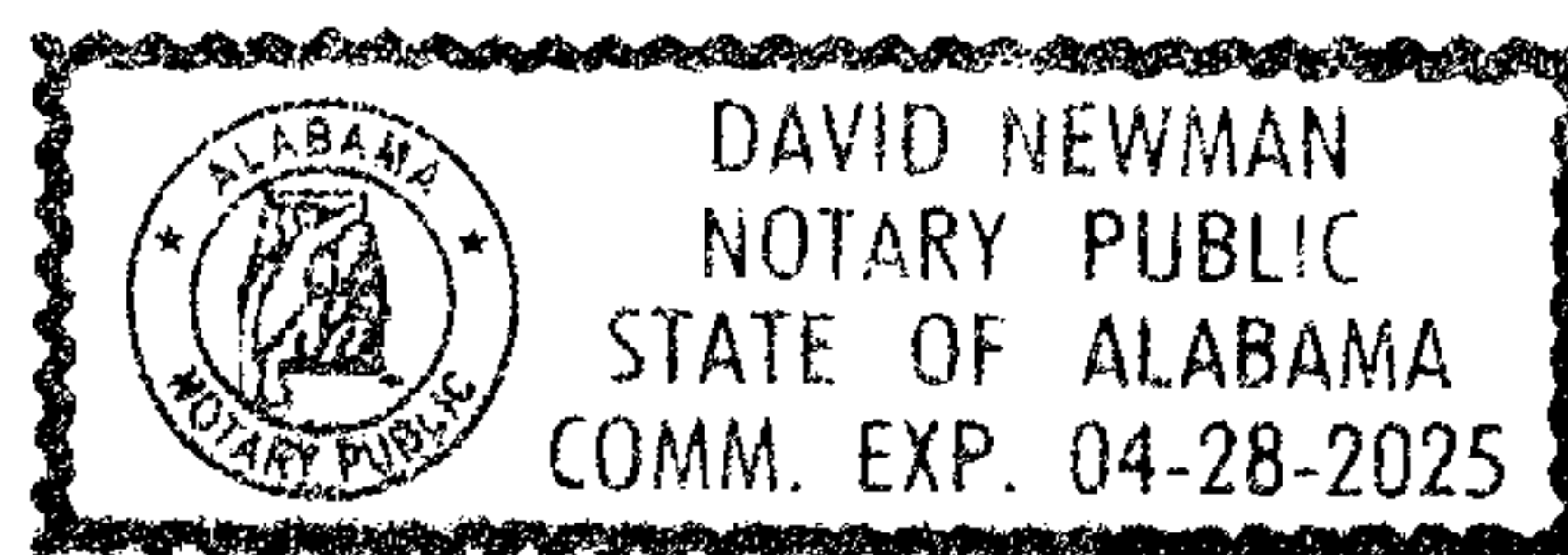
I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Alexandria Mae Trigg, an unmarried woman and James P. Trigg, an unmarried man, whose name is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that being informed of the contents of the conveyance they have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 26th day of October, 2021.



Notary Public, State of _____

Printed Name of Notary _____
My Commission Expires: _____



Real Estate Sales Validation Form

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

Grantor's Name	Alexandria Mae Trigg James P. Trigg	Grantee's Name	James Patrick Trigg
Mailing Address	1148 Forest Lakes Way Sterrett, 35147 35147	Mailing Address	1148 Forest Lakes Way Sterrett, AL 35147
Property Address	1148 Forest Lakes Way Sterrett, AL 35147	Date of Sale	October 26, 2021
		Total Purchase Price	
		or	
		Actual Value	\$214,800
		or	
		1/2 Assessor's Market Value	\$107,400.00

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	☐ x Appraisal
☐ Sales Contract	☐ 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 of 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	October 26, 2021	Print	<u>Deana Suttles</u>
Unattested		Sign	<u>Deana Suttles</u>
	(verified by)		(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/28/2021 01:36:04 PM
\$137.50 JOANN
20211228000609540

Allen S. Bayl