

CLAYTON T. SWEENEY, ATTORNEY AT LAW

This instrument was prepared by
Clayton T Sweeney, Attorney
2700 Highway 280 East, Suite 160
Birmingham, AL 35223

Send Tax Notice To
Bradley Hartsell Byers, Jr
1183 Berwick Road
Birmingham, AL 35242

STATE OF ALABAMA)
COUNTY OF SHELBY) **GENERAL WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS That, for and in consideration of **Two Hundred Ninety-Nine Thousand and 00/100 (\$299,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Jeanne DeLoach Garrison, a married woman** (hereinafter referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Bradley Hartsell Byers, Jr** , (hereinafter referred to as GRANTEE), his heirs and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit

Lot 45, according to the Survey of The Village at Brook Highland, as recorded in Map Book 24, Page 93, in the Probate Office of Shelby County, Alabama

Subject To
Ad valorem taxes for 2022 and subsequent years not yet due and payable until October 1, 2022

Existing covenants and restrictions, easements, building lines and limitations of record

\$224,250 00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith

Jeanne DeLoach Garrison is the surviving grantee of that certain deed recorded in Instrument 1999-41919, the other grantee, Helen S Landrum, having died 6/17/2021

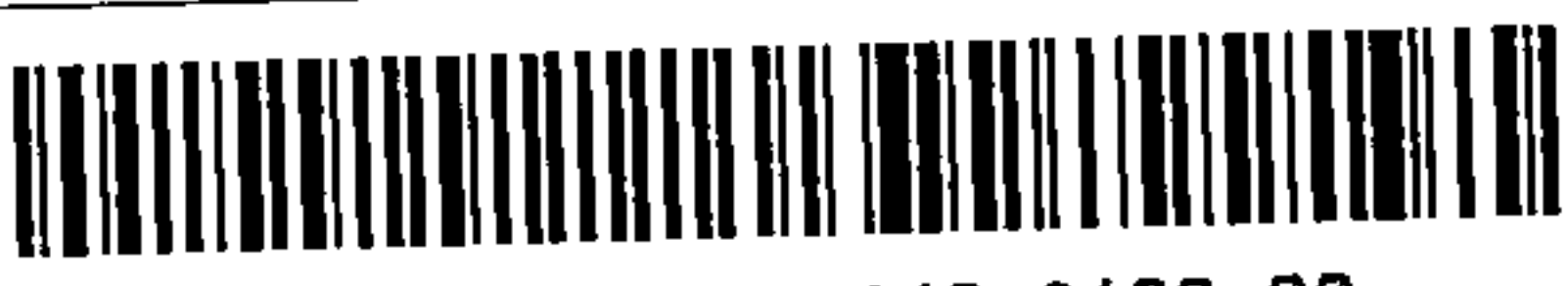
The property conveyed herein does not constitute the homestead of the grantor nor that of his spouse

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, his heirs and assigns forever

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate, that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County, that GRANTOR has a good right to sell and convey said Real Estate, and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons

IN WITNESS WHEREOF, said GRANTOR has hereunto set her hand and seal this the **19th** day of **January, 2022**


Jeanne DeLoach Garrison

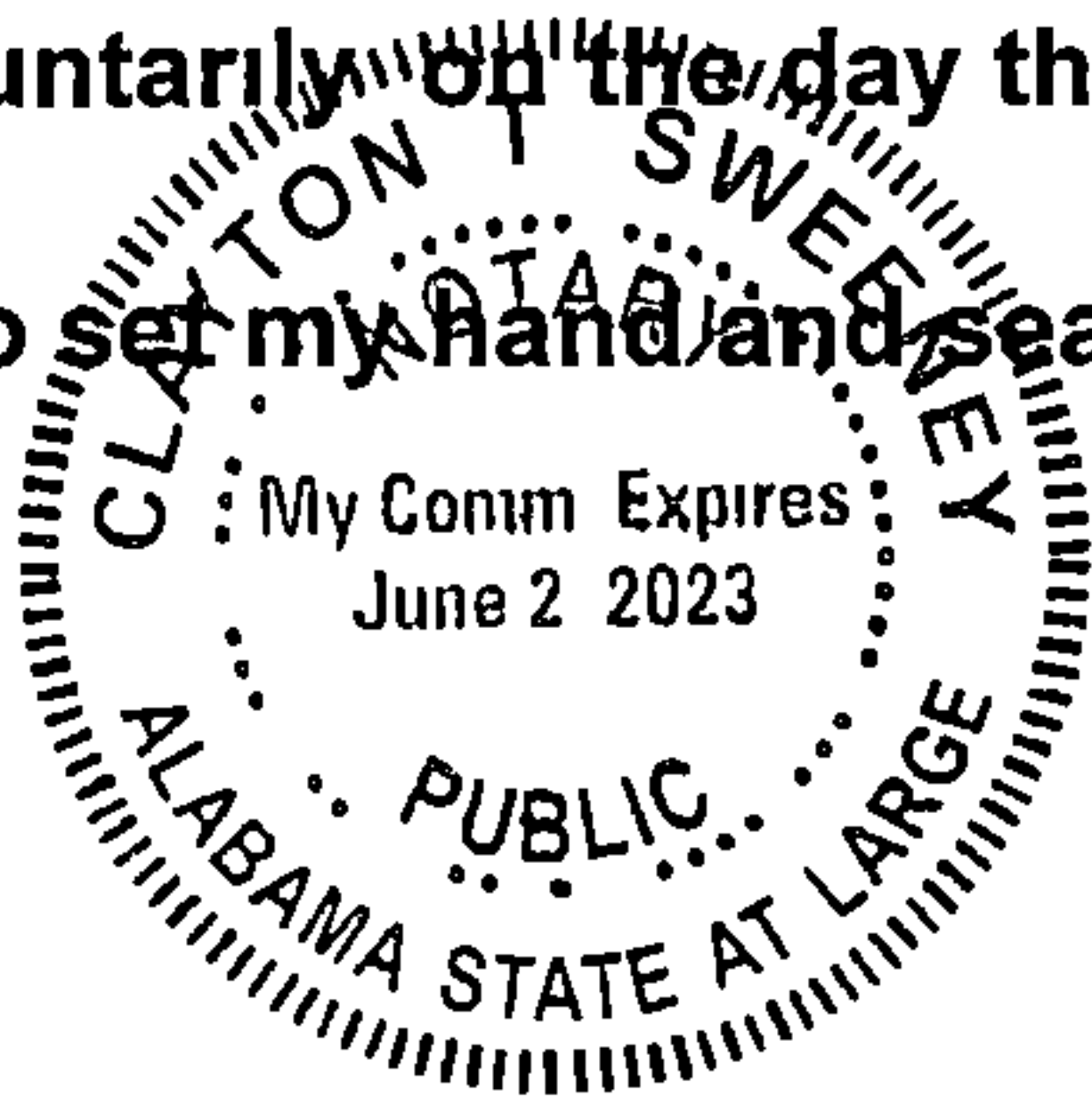

20220124000031710 1/2 \$100 00
Shelby Cnty Judge of Probate, AL
01/24/2022 11 08 56 AM FILED/CERT

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Jeanne DeLoach Garrison, a married woman, 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 Instrument she executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 19th day of January, 2022.


NOTARY PUBLIC
My Commission Expires: 06-02-2023



Shelby County, AL 01/24/2022
State of Alabama
Deed Tax \$75 00

Real Estate Sales Validation Form

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

Grantor's Name Jeanne DeLoach Garrison

Grantee's Name Bradley Hartsell Byers, Jr

Mailing Address 1079 Greystone Crest
Birmingham, AL 35242

Mailing Address 1183 Berwick Road
Birmingham, AL 35242

Property Address 137 Brook Highland Cove
Birmingham, AL 35242

Date of Sale January 19, 2022

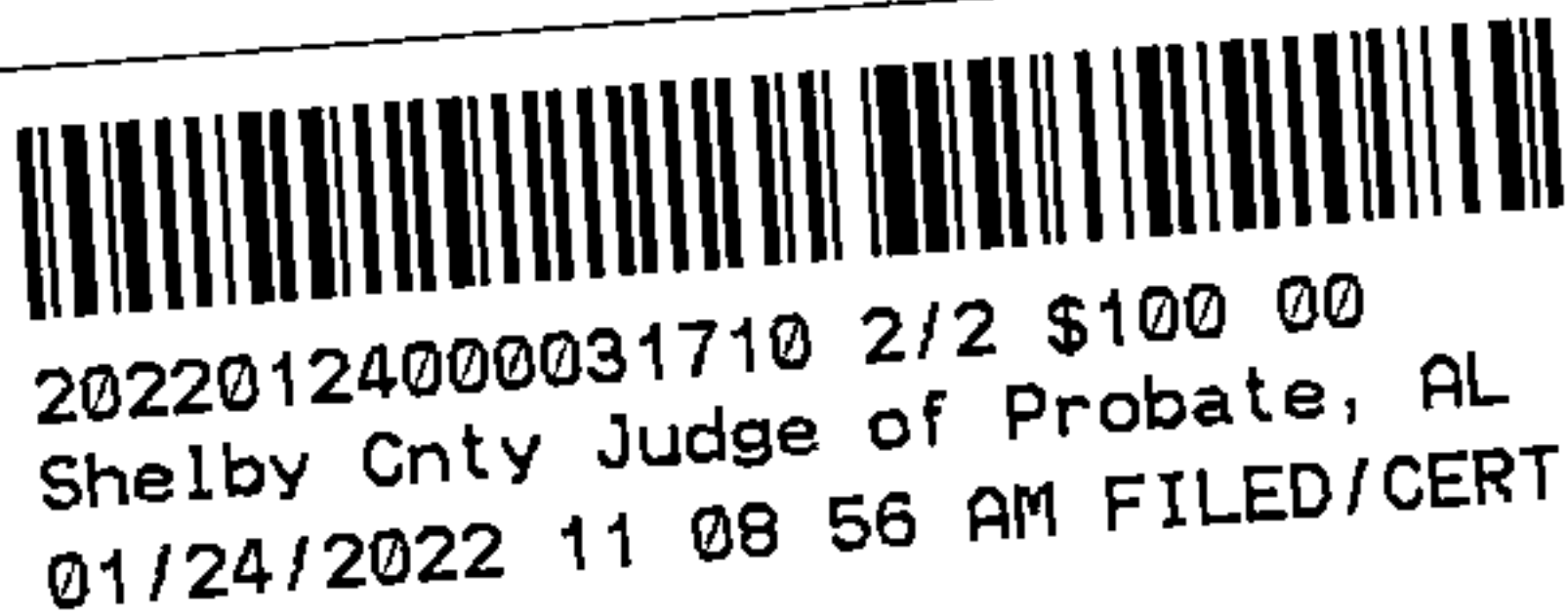
Total Purchase Price \$ 299,000 00

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

☒ Closing Statement

☐ Appraisal/ Assessor's Appraised Value

☐ Other – property tax redemption

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 _____

Print Jeanne DeLoach Garrison

Unattested

(verified by)

Sign

Jeanne DeLoach Garrison
(Grantor/Grantee/Owner/Agent) circle one