

This instrument prepared by:
Michael Galloway
3500 Blue Lake Drive, Suite 320
Birmingham, AL 35223

SEND TAX NOTICE TO:
Natalie Gagnon
100 Kilberry Circle 20220201000044580
Pelham, AL 35124 02/01/2022 09:03:20 AM
DEEDS 1/3

GENERAL WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Five Hundred Twenty-Two Thousand Nine Hundred And No/100 Dollars (\$522,900.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Scotty Brooks and Tammy Brooks, a married couple, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Natalie Gagnon (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama:**

Lot 728, according to the Final Plat of Kilkerran at Ballantrae Phase 2, as recorded in Map Book 33, Page 103, in the Probate Office of Shelby County, Alabama.

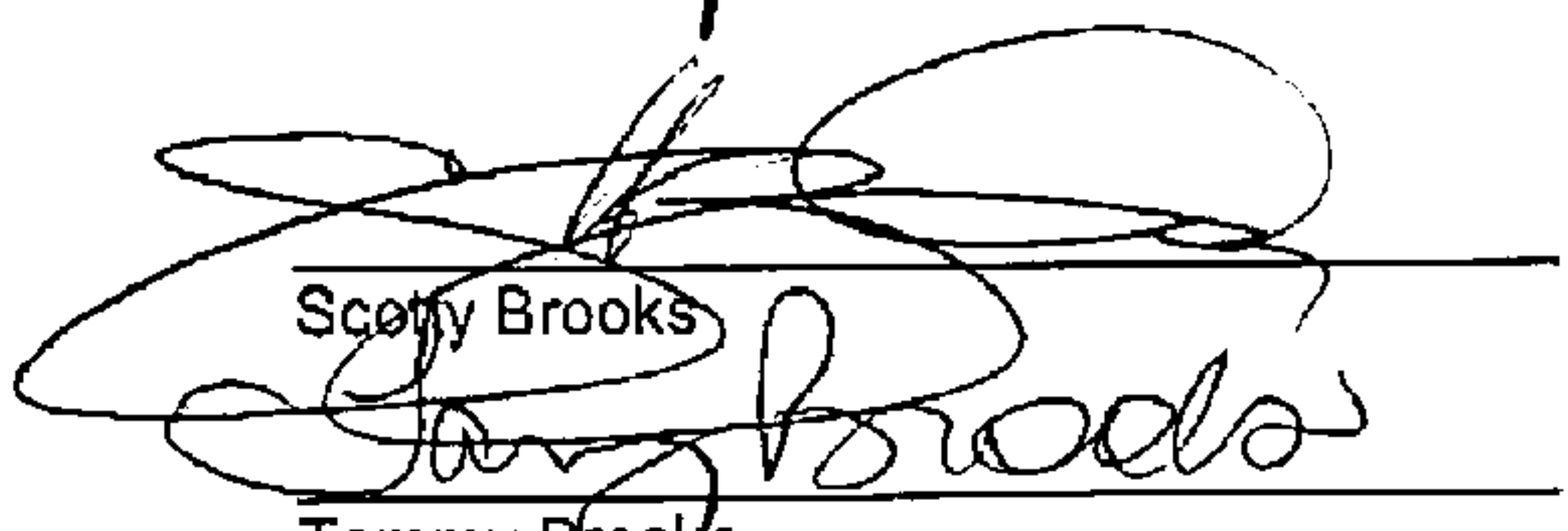
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

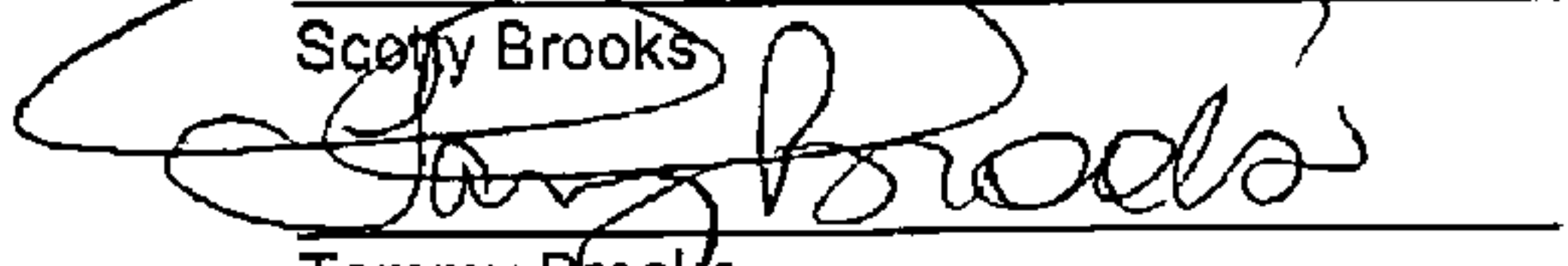
The purchase of the herein described real proerty is being financed in whole or in part by the proceeds of a purchase money mortgage being excecuted simultaneously herewith.

Subject to a third party mortgage in the amount of \$522,900.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on this 28 day of January, 20 22.

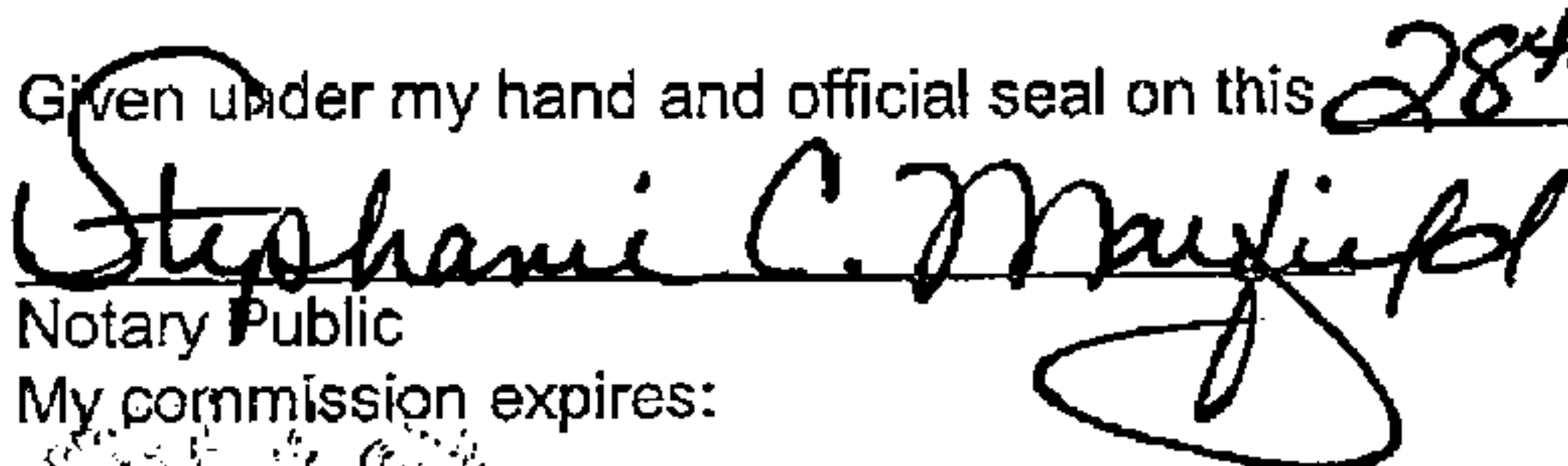

Scotty Brooks


Tammy Brooks

STATE OF Alabama
COUNTY OF Morgan

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Scotty Brooks and Tammy Brooks 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 on the day the same bears date.

Given under my hand and official seal on this 28th day of January, 20 22.


Notary Public

My commission expires:

My Commission Expires 05-08-2022



Real Estate Sales Validation Form

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

Grantor's Name	Scotty Brooks and Tammy Brooks	Grantee's Name	Natalie Gagnon
Mailing Address	807 Halsey Ave NE Huntsville, AL 35801	Mailing Address	325 Fran Dr Alabaster, AL 35007
Property Address	100 Kilberry Circle Pelham, AL 35124	Date of Sale	January 28, 2022
		Total Purchase Price	\$522,900.00
		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	☐ 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 - Scotty Brooks and Tammy Brooks, 807 Halsey Ave NE, Huntsville, AL 35801.

Grantee's name and mailing address - Natalie Gagnon, 325 Fran Dr, Alabaster, AL 35007.

Property address - 100 Kilberry Circle, Pelham, AL 35124

Date of Sale - January 28, 2022.

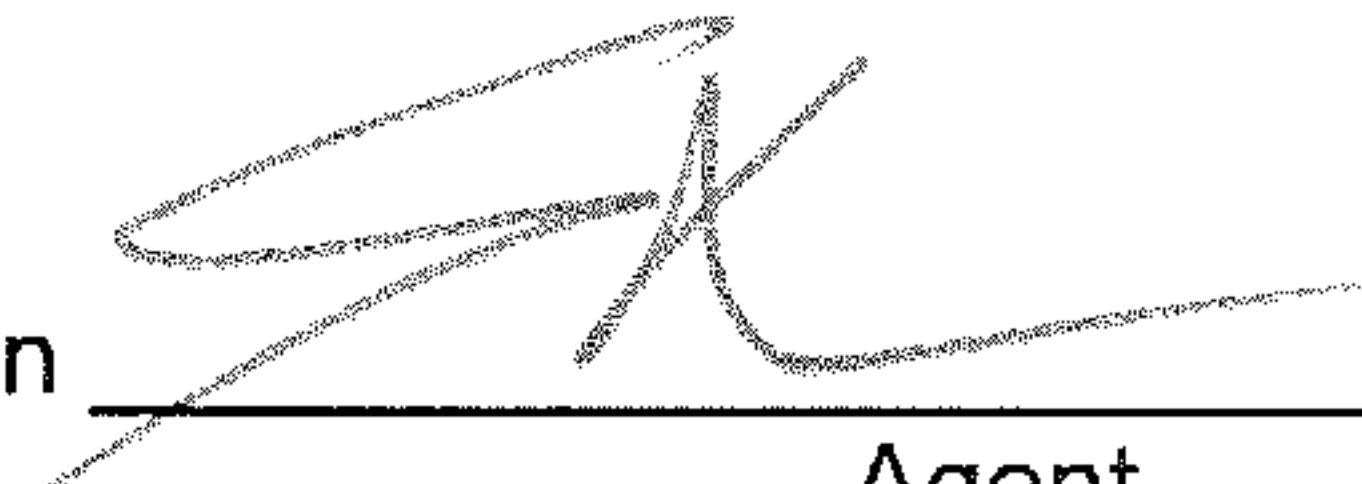
Total purchase price - The total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

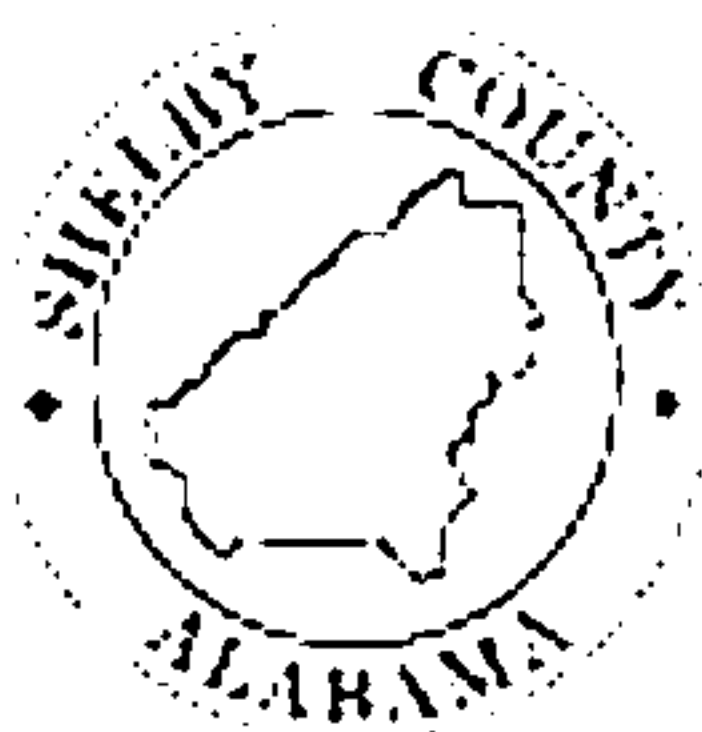
Actual Value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

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: January 28, 2022

Sign  _____
Agent



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/01/2022 09:03:20 AM
\$29.00 JOANN
20220201000044580

Allen S. Bayl