

This instrument was prepared by:
Ernest W. Ball and Associates
111 Grant Street SE, Decatur, Alabama 35601

Send Tax Notices To:
Mersadies Berlynn Orr and Trey Collins Mears
12089 Nunnally Pass, Hoover, Alabama 35244

ALABAMA GENERAL WARRANTY DEED

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, THAT, for and in consideration of the sum of **ONE HUNDRED AND NO/100 DOLLARS (\$100.00)** and other good and valuable consideration to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, I/we **WILLIAM R. RORK** and wife, **LISA J. RORK** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **MERSADIES BERLYNN ORR** and **TREY COLLINS MEARS**, (hereafter referred to as Grantee, whether one or more), in fee simple, the following described real estate situated in the Shelby County, Alabama, to-wit:

LOT 111, ACCORDING TO THE FINAL PLAT OF THE SUBDIVISION OF LAKE WILBORN PHASE 2A, AS RECORDED IN MAP BOOK 49 AT PAGE 17, AS INSTRUMENT NO. 20180309000078160 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Power Of Attorney: Misc. Book 2022 , Page 102430 .

There are excepted from the warranties of this deed all easements, restrictions of record right of ways and current ad valorem property taxes.

TO HAVE AND TO HOLD to 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 one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one grantee does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantee, his, her or their heirs, successors and assigns, that I am (we are) lawfully seized in fee simple of said premises; that it/they is/are free from all encumbrances, unless otherwise stated 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 Grantee his, her or their heirs, successors 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) on this 10th day of March, 2022.

William R. Rork By Lisa J. Rork
His Attorney-In-Fact (Seal)

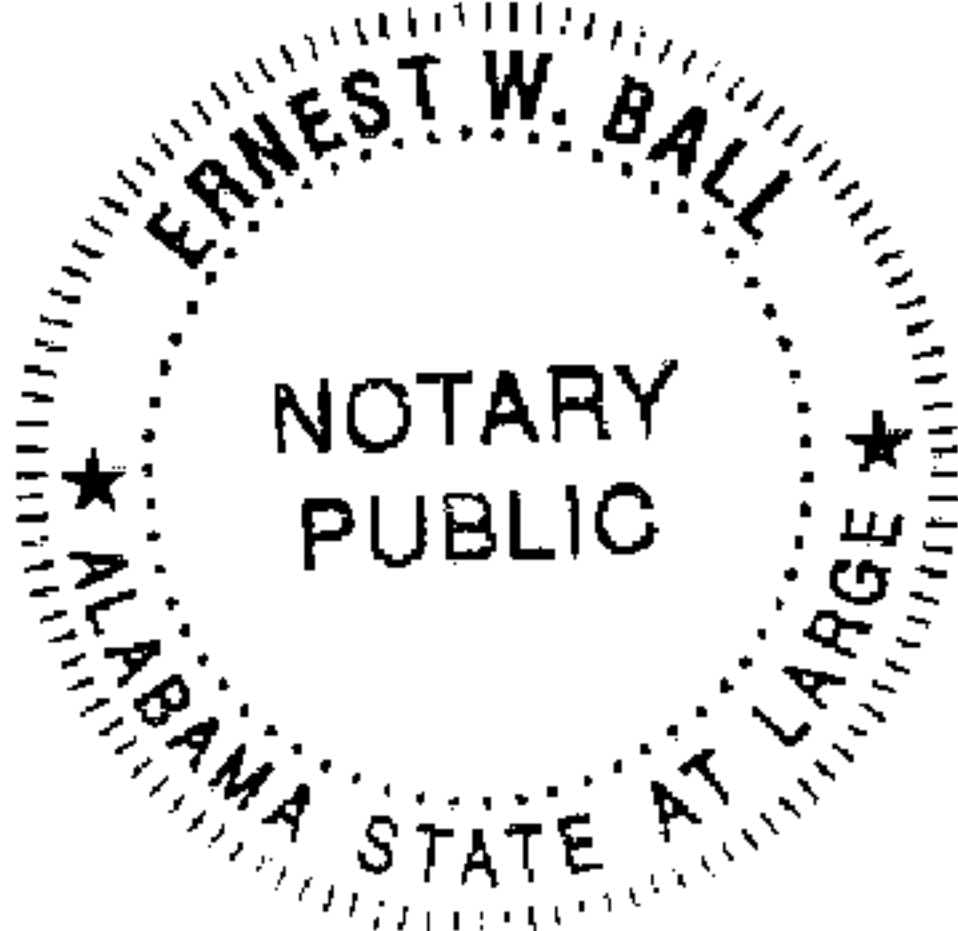
WILLIAM R. RORK
by LISA J. RORK, his Attorney-In-Fact

Lisa J. Rork _____ (Seal)
LISA J. RORK

STATE OF ALABAMA)
) POA Acknowledgement
COUNTY OF MORGAN)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that **LISA J. RORK**, whose name as **Attorney-In-Fact for WILLIAM R. RORK**, 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 this conveyance, he/she, in his/her capacity as said Attorney-In-Fact, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10th day of March, 2022.



[Signature]

NOTARY PUBLIC
My Commission Expires: 7/25/2023

STATE OF ALABAMA

)

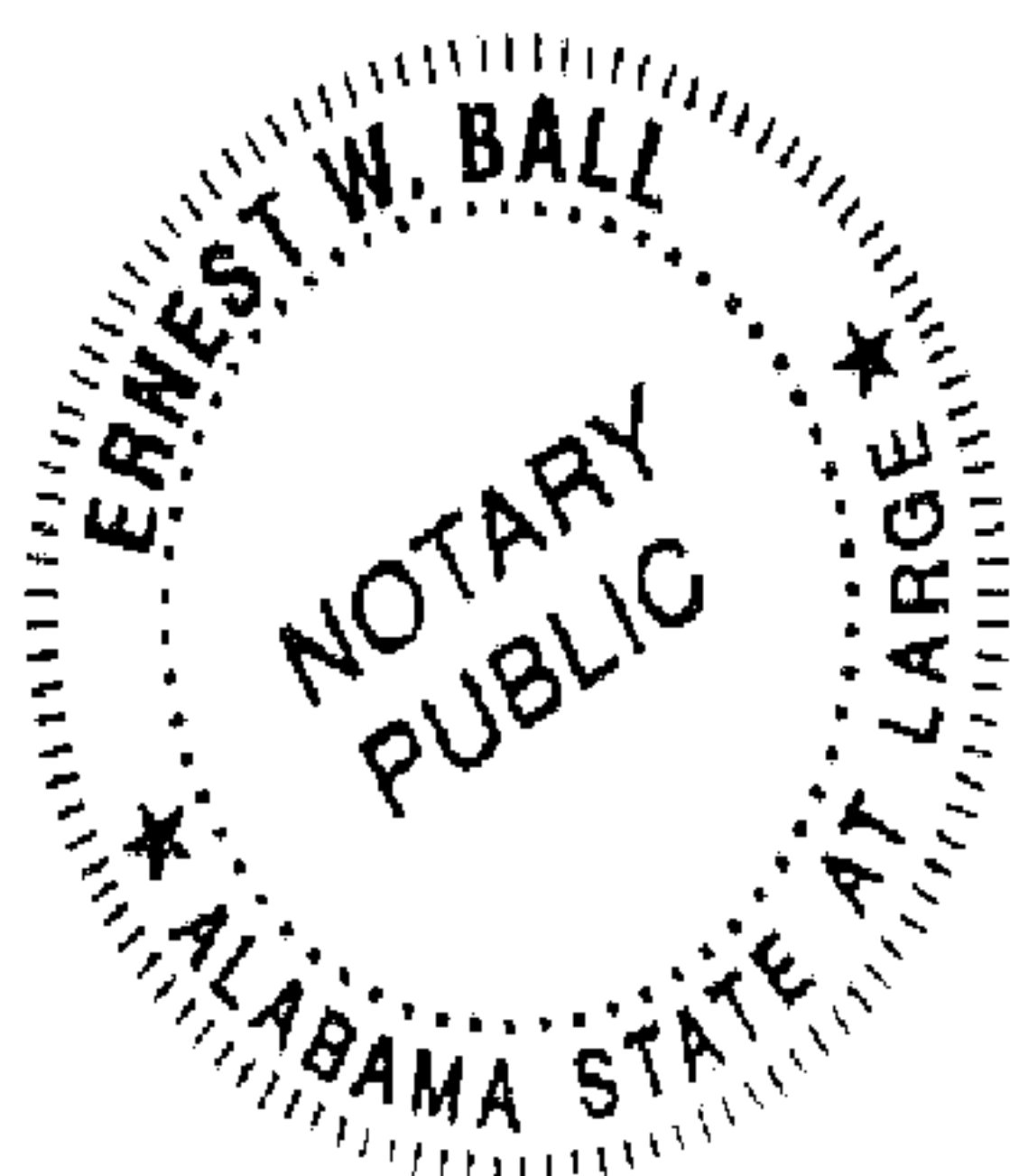
GENERAL ACKNOWLEDGEMENT

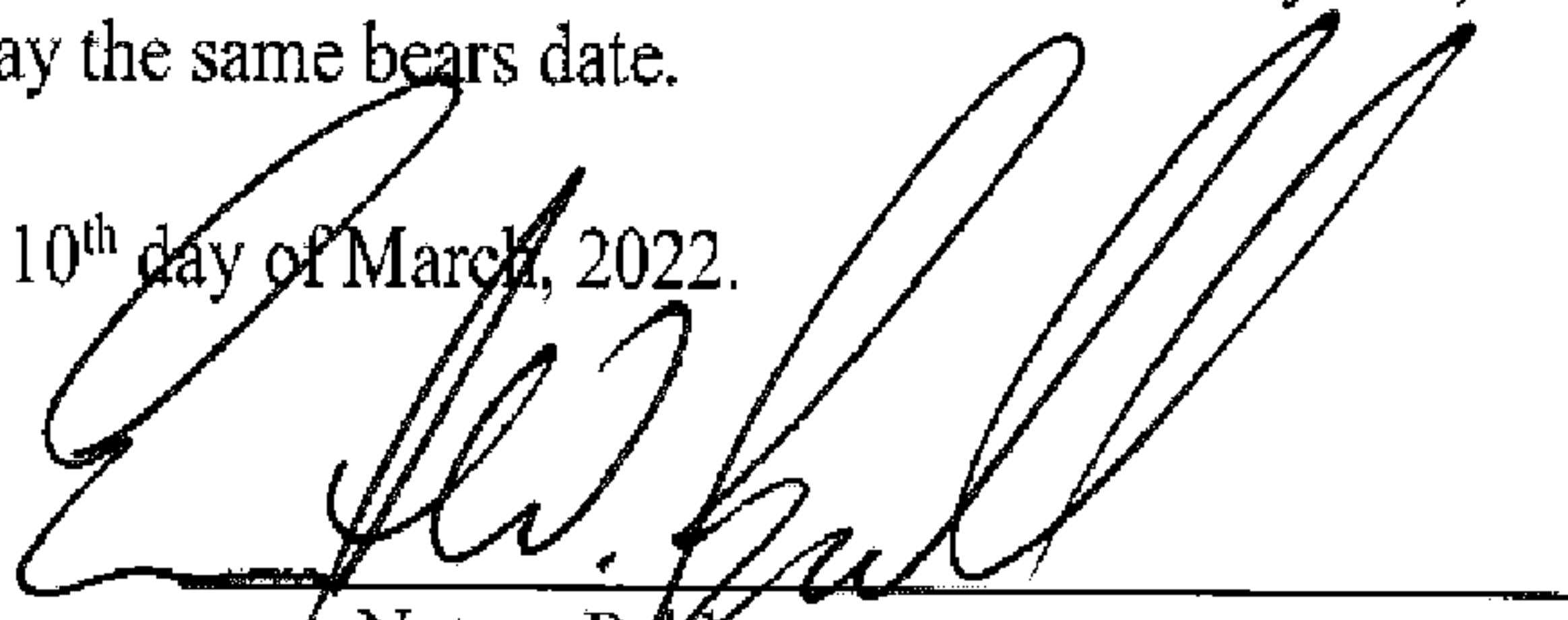
MORGAN COUNTY

)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that LISA J. RORK, whose name(s) is (are) signed to the foregoing conveyance and who is (are) known to me, acknowledged before me on this date, 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 this 10th day of March, 2022.




Notary Public
My Commission Expires: 7/25/2023

\$510,150.00 of the purchase price recited above has been paid by a mortgage loan closed simulteneuosly herewith.

Real Estate Sales Validation Form

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

Grantor's Name William R. Rork
Lisa J. Rork

Grantee's Name Mersadies Berlynn Orr
Trey Collins Mears

Mailing Address 2089 Nunnally Pass
Hoover, AL 35244

Mailing Address 300 Shenandoah Dr.
Hoover, AL 35226

Property Address 2089 Nunnally Pass
Hoover, AL, 35244

Date of Sale 03/10/22

Total Purchase Price \$ 537,000.00

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

☐ 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 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 03/10/22

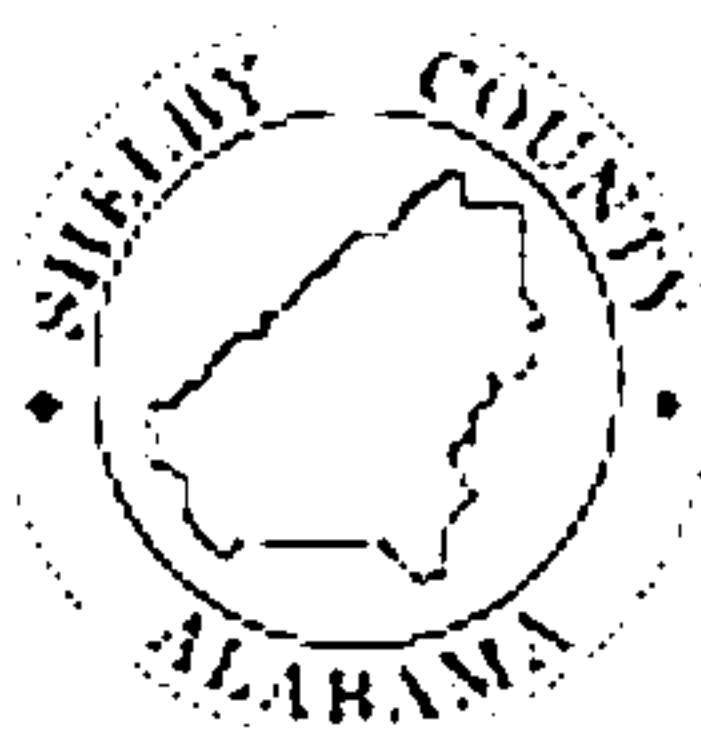
Print Ernest W. Ball

Unattested

Sign _____

(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
03/17/2022 02:25:54 PM
\$55.00 CHERRY
20220317000110780

Allen S. Bayl