

|                      |                              |
|----------------------|------------------------------|
| Prepared by:         | Send Tax Notice To:          |
| Cynthia A. Martin    | Patricia C. Day              |
| 1780 Gadsden Highway | 4113 South Shades Crest Road |
| Birmingham, AL 35235 | Birmingham, AL 35244         |
| File No.: 2022-6179  |                              |

GENERAL WARRANTY DEED

State of Alabama  
County of Shelby

**KNOW ALL MEN BY THESE PRESENTS**, That for and in consideration of THREE HUNDRED SEVENTY THOUSAND AND 00/100 Dollars (\$370,000.00) and other good and valuable consideration the receipt and sufficiency whereof is hereby acknowledged, Jeffrey G. McCaleb and Michelle S. McCaleb, husband and wife (herein referred to as GRANTOR, whether one or more) does by these presents grant, bargain, sell and convey unto Patricia C. Day, an unmarried woman (herein referred to as GRANTEE, whether one or more) the following described real estate situated in Shelby County, Alabama to-wit:

Part of Lot 1 and Plat A, according to the Map of R.B. Jones and wife, Jessie T. Jones, as recorded in Map Book 4, Page 69, in the Probate Office of Shelby County, Alabama. Begin at the Southwest corner of said Lot 1, and run in a Southeasterly direction and along the most Southerly line of said Lot 1 a distance of 240.34 feet; thence turn an angle to the left of 86°22' in a Northeasterly direction a distance of 212.51 feet to a point on the North line of said Plat A; thence turn an angle to the left of 121°13' in a Westerly direction a distance of 244.08 feet to the West corner of said Plat A; said point being on the Northeast right of way line of county road; thence turn an angle to the left of 41°24' in a Southwesterly direction along said road right of way line being also the Westerly line of Lot 1, for a distance of 71.1 feet to a point of beginning of a curve to the left, said curve having a radius of 2,219.95 feet and a degree of 7°03"; thence run along said curve in a Southwesterly direction and along said road right of way line and the Easterly line of Lot 1, a distance of 35.0 feet to the point of beginning.

**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

**Note:** \$296,000.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

**TO HAVE AND TO HOLD**, To the said GRANTEE, his, her or their heirs and assigns forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his, her or 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 GRANTEE, his, her or their heirs, executors and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, I (we) have set my (our) hand(s) and seal(s), 18th day of March, 2022.

  
Jeffrey G. McCaleb

State of Alabama  
County of Shelby

I, Cynthia A. Martin, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Jeffrey G. McCaleb and Michelle S. McCaleb, 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 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 18th day of March, 2022.



  
Notary Public: Cynthia A. Martin  
My Commission Expires: May 24th 2024

  
Michelle S. McCaleb

State of Alabama  
County of Shelby

I, Cynthia A. Martin the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Jeffrey G. McCaleb and Michelle S. McCaleb, 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 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 18th day of March, 2022.

  
Notary Public: Cynthia A. Martin  
My Commission Expires: May 24<sup>th</sup> 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 Jeffrey G. McCaleb and Michelle S. McCaleb

**Mailing Address**    20359 Marion Court  
Fairhope, AL 36532

Property Address 4113 South Shades Crest Road  
Birmingham, AL 35244

Grantee's Name Patricia C. Day  
Mailing Address 4113 South Shades Crest Road  
Birmingham, AL 35244

Date of Sale March 18, 2022

**Total Purchase Price** \$370,000.00

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  
  X   Sales Contract  
 \_\_\_\_\_ Closing Statement

\_\_\_\_\_ Appraisal  
 \_\_\_\_\_ Other: \_\_\_\_\_

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).

Name: Jeffrey G. McCaleb and Michelle S. McCaleb

Date: 18th day of March, 2022

  
Jeffrey G. McCaleb

Chloe Amato (Verified)



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**03/21/2022 02:04:49 PM**  
**\$102.00 BRITTANI**  
**20220321000115290**

Allen S. Beyer