

This instrument prepared By:
Rodney Jamael Davis
4625 Valleydale Road
Birmingham, AL 35242
205-578-1597

20220325000123470
03/25/2022 04:04:58 PM
DEEDS 1/3

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **Three Hundred Thirty Thousand And No/100 DOLLARS (\$330,000.00)** and other good and valuable consideration paid to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof, is hereby acknowledged, I **Teresa Gardner**, an unmarried woman (herein referred to as GRANTOR), do hereby GRANT, BARGAIN, SELL and CONVEY unto **Michael Love and Jessica Love**, husband and wife (herein referred to as GRANTEE), its heirs and assigns, the following described real estate situated in the County of Shelby, and State of Alabama, to wit:

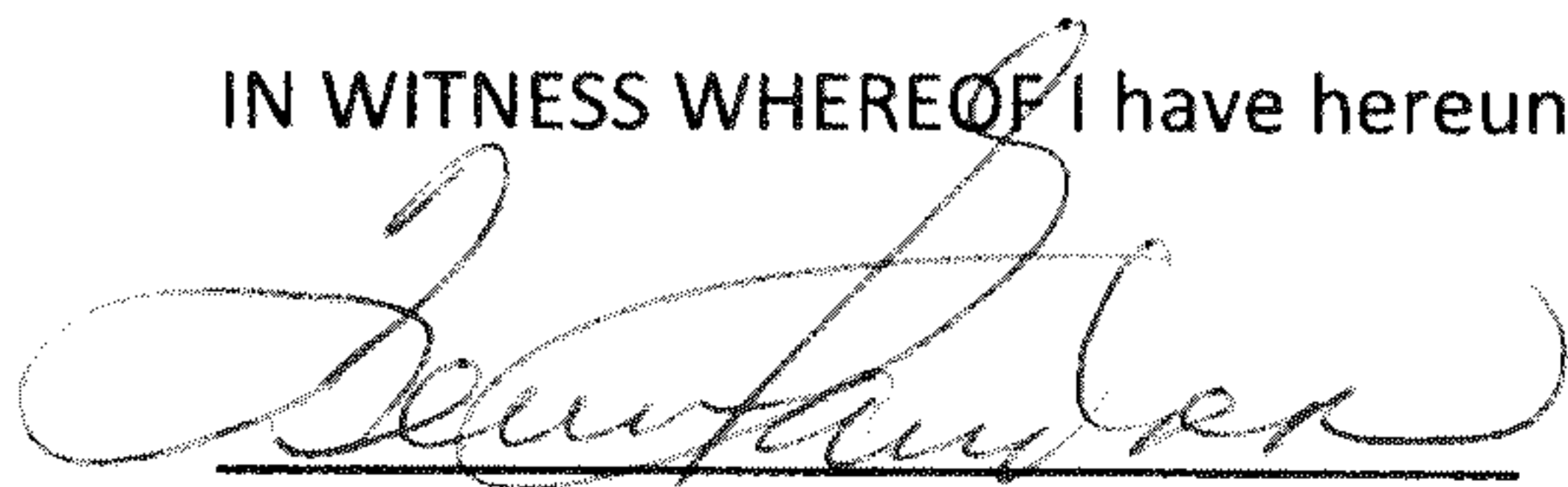
Lot 347, according to the Survey of The Reserve at Timberline Sector 4 Phase Two, as recorded in Map Book 48, Page 25, in the Probate Office of Shelby County, Alabama.

This conveyance is made subject to covenants, restrictions, reservations, easements, and rights-of-way, if any, heretofore imposed of record affecting title to said property, municipal zoning ordinances now or hereafter becoming applicable, and taxes or assessments hereafter becoming due against said property.

TO HAVE AND TO HOLD, the aforesaid premises to the said GRANTEE, its heirs and assigns FOREVER as joint tenants with right of survivorship.

And GRANTOR does covenant with the said GRANTEE, their heirs and assigns, that she is lawfully seized in fee simple of the aforementioned premises; that it is free from all encumbrances, except as hereinabove provided; that she has good right to sell and convey the same to the said GRANTEE, its heirs and assigns, and that GRANTOR will WARRANT AND DEFEND the premises to the said GRANTEE, its heirs and assigns forever, against the lawful claims of all persons, except as hereinabove provided.

IN WITNESS WHEREOF I have hereunto set my hands and seals, this 24th day of March 2022.



Teresa Gardner
GRANTOR

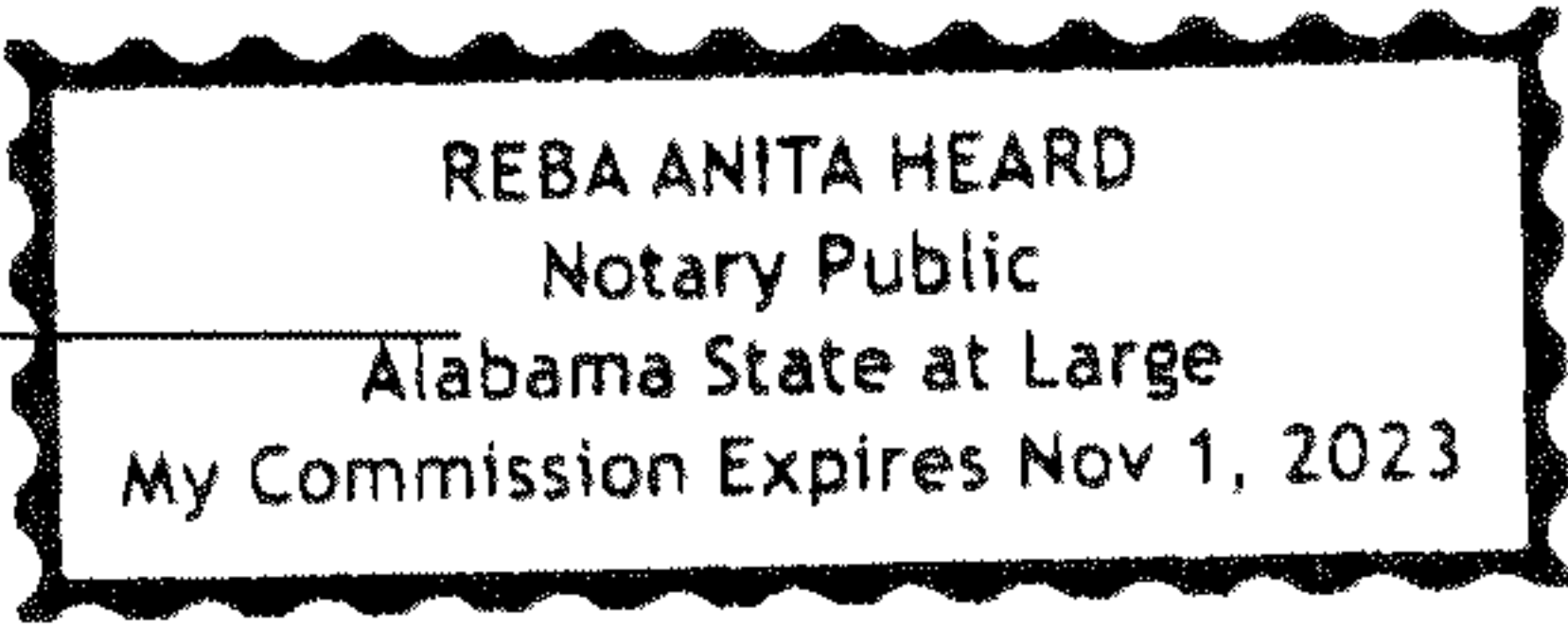
I, a Notary Public, hereby certify that Teresa Gardner whose name is signed to the foregoing instrument or conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand this 24th day of March 2022



Notary Public

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 Teresa Gardner
Mailing Address 1108 Aronimink Dr
Calera, AL 35040

Grantee's Name Michael Love, Jessica Love
Mailing Address 1108 Aronimink Dr
Calera, AL 35040

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Property Address _____

Date of Sale 3/24/22

Total Purchase Price \$ 330,000.00

or

Actual Value \$ _____

or

Assessor's Market Value \$ _____

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/25/2022 04:04:58 PM
\$33.00 CHERRY
20220325000123470



The purchase price or actual value as per Bill of Sale 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
☐ 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).

Date 3/25/22

Print Rodney Davis

☐ Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1