

This instrument was prepared by:
David P. Condon, P.C.
100 Union Hill Drive Suite 200
Birmingham, AL 35209

Send tax notice to:
Kristen M. Sanders
5538 Timber Hill Road
Birmingham, Alabama 35242

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **Ten and 00/100 Dollars (\$10.00)** to the undersigned grantors in hand paid by the grantee herein, the receipt and sufficiency of which is acknowledged, we,

Richard W. Sanders, an unmarried man and Kristen M. Sanders, an unmarried woman

(hereinafter referred to as "Grantors") do grant, bargain, sell and convey unto

Kristen Miranda Sanders

(hereinafter referred to as "Grantee") the following described real estate situated in **Shelby** County, Alabama to-wit:

Part of the Northwest 1/4 of the Northeast 1/4 of Section 27, Township 19 South, Range 2 West, more particularly described as follows:

Begin at the Northeast corner of Lot 3, Block 3, of Cherokee Forest - First Sector, as recorded in Map Book 5, Page 17, in the Office of the Judge of Probate in Shelby County, Alabama; thence Easterly along the projections of the Northerly line of said Lot 3, a distance of 200 feet; thence 90 degrees right in a Southerly direction a distance of 174.00 feet; thence 90 degrees right in a Westerly direction a distance of 200 feet to a point on the Easterly line of said Lot 3; thence 90 degrees right and in a Northerly direction along said Easterly line a distance of 174.00 feet to the Point of Beginning.

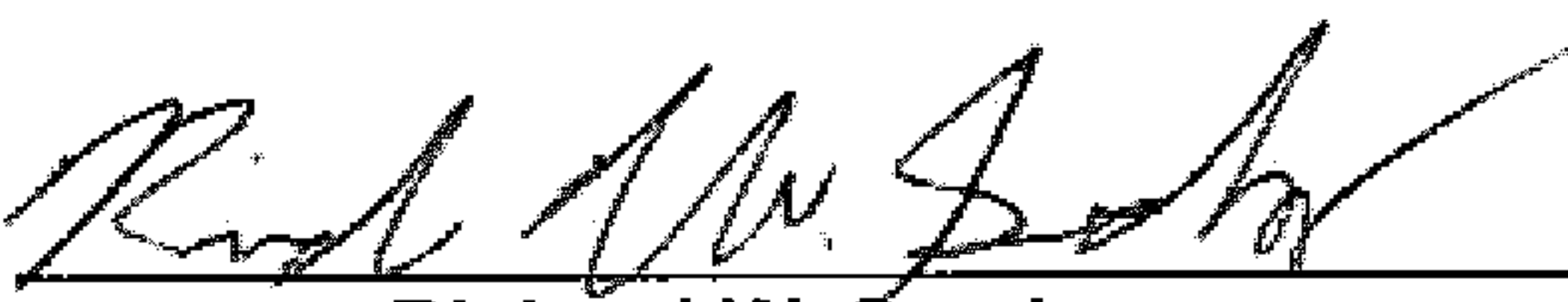
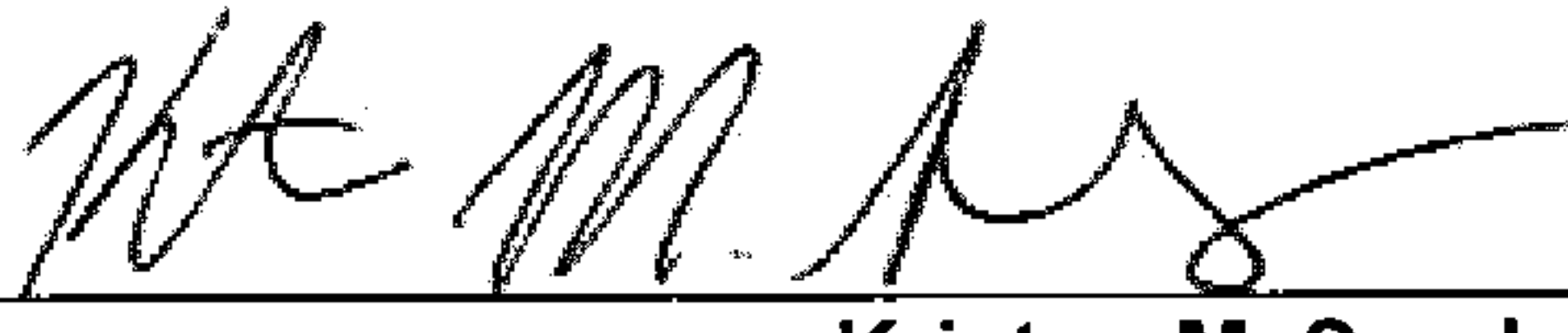
\$260,000.00 of the proceeds come from a mortgage recorded simultaneously herewith.

- Subject to:
- (1) 2022 ad valorem taxes not yet due and payable;
 - (2) all mineral and mining rights not owned by the Grantors; and
 - (3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

TO HAVE AND TO HOLD UNTO Grantee, **her** heirs and assigns, forever;

And we do for ourselves and for our heirs, executors, and administrators covenant with Grantee, **her** heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to Grantee, **her** heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have set our hands and seals, this 15 day of March, 2022.

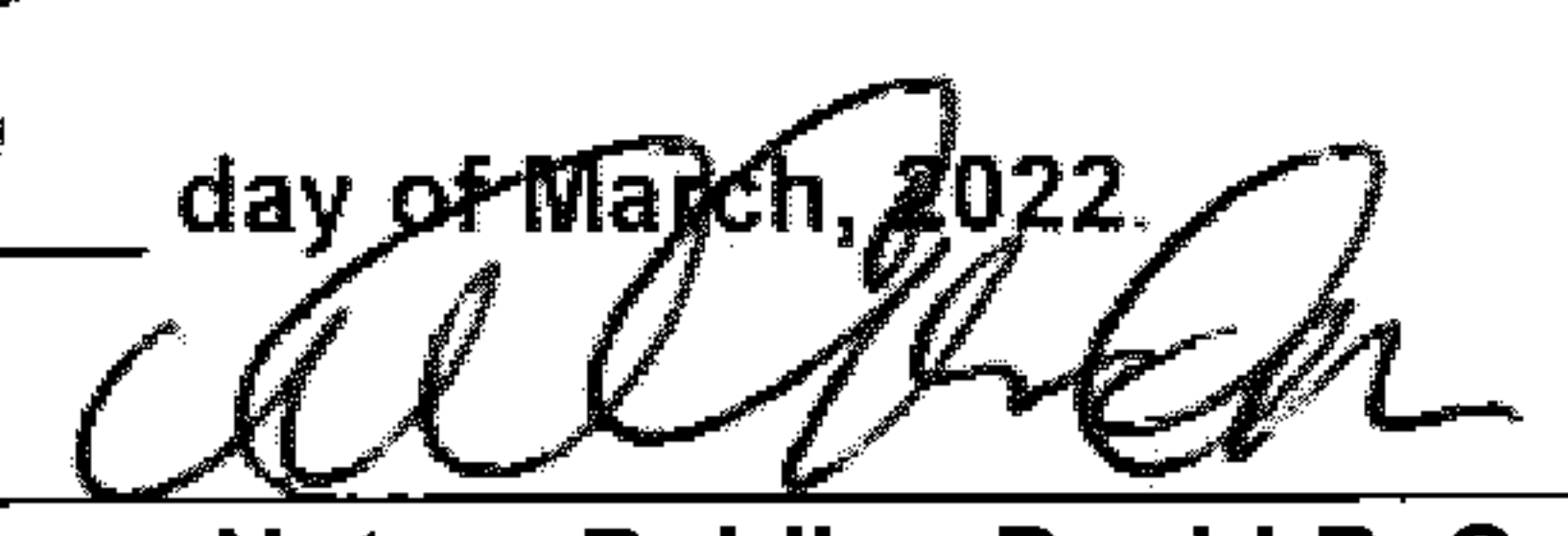
 (Seal)  (Seal)
Richard W. Sanders Kristen M. Sanders

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned Notary Public in and for said County, in said State, hereby certify that **Richard W. Sanders and Kristen M. Sanders**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15 day of March, 2022.




Notary Public: David P. Condon
My Commission Expires: 02.12.2026

Real Estate Sales Validation Form

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

Grantor's Name	Richard W. Sanders	Grantee's Name	Kristen Miranda Sanders
Mailing Address	Kristen M. Sanders 5538 Timber Hill Road Birmingham, Al. 35242	Mailing Address	5538 Timber Hill Road Birmingham, Al. 35242
Property Address	5538 Timber Hill Road Birmingham, Al. 35242	Date of Sale	March 15th, 2022
		Total Purchase Price	\$ 260,000.00
		or	
		Actual Value	\$
		or	
		Assessor's Market Value	\$ 219,100.00 (half value \$109,550.00)

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	3-15-22	Print	Dawn Bagwell for David P. Condon P.C.
Unattested		Sign	Dawn Bagwell
	(verified by)		(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/13/2022 08:12:23 AM
\$26.00 JOANN
20220413000151380

Allen S. Bayl