

Instrument was prepared by: Ulyesa Blackmon
Blackmon & Blackmon, L.L.C.
616 Gadsden Highway Suite C
Birmingham, AL 35235

Please Send Tax Notice To:
Glenda Brown
140 Little John Circle
Calera, AL 35040

20220427000173400
04/27/2022 03:21:16 PM
DEEDS 1/3

WARRANTY DEED

**STATE OF ALABAMA
SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS: That in consideration One Hundred Twenty-Three Thousand and 00/100 Dollars (\$123,000.00) and other good and valuable consideration and subject to the provision set out below to the undersigned grantors, Sheila Mosley, a single woman, in hand paid by the grantee herein, the receipt whereof is acknowledged. I, Sheila Mosley herein referred to as grantor do hereby grant, bargain, sell and convey to Glenda Brown a married woman herein referred to as grantee.

The following described real estate, situated in SHELBY County, Alabama, to-wit:

Legal:

Lot 8, according to the Final Plat of Nottingham Townhomes, as recorded in Map Book 33, Page 111, in Probate Office of Shelby County, Alabama.

\$0 of this consideration is being paid by a 1st and 2nd mortgage being filed simultaneously herewith.

Subject to: (1) taxes for the year of 2022 and subsequent years (2) Subject to existing easements, restrictions, reservations, rights-of-way, limitations, covenants, set-back lines, and conditions of record and limitation, if any of record.

TO HAVE AND TO HOLD, unto the said grantee, its, his/ her or their heirs and assigns forever. And said grantors do for themselves/him/herself heirs, assigns, executors and administrators, covenant with said GRANTEES, their heirs and assigns that grantor/s is/are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above that grantor has good right to sell and convey the same as aforesaid; that grantor(s) will, and heirs, assigns, executors and administrators, successors and assigns shall warrant and defend the same to the said GRANTEE, its his or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I, the said grantor who is authorized to execute this conveyance, have hereunto set my hand and seal this 25th day of April 2022

Sheila Mosley
Sheila Mosley

General Acknowledgment

STATE OF ALABAMA

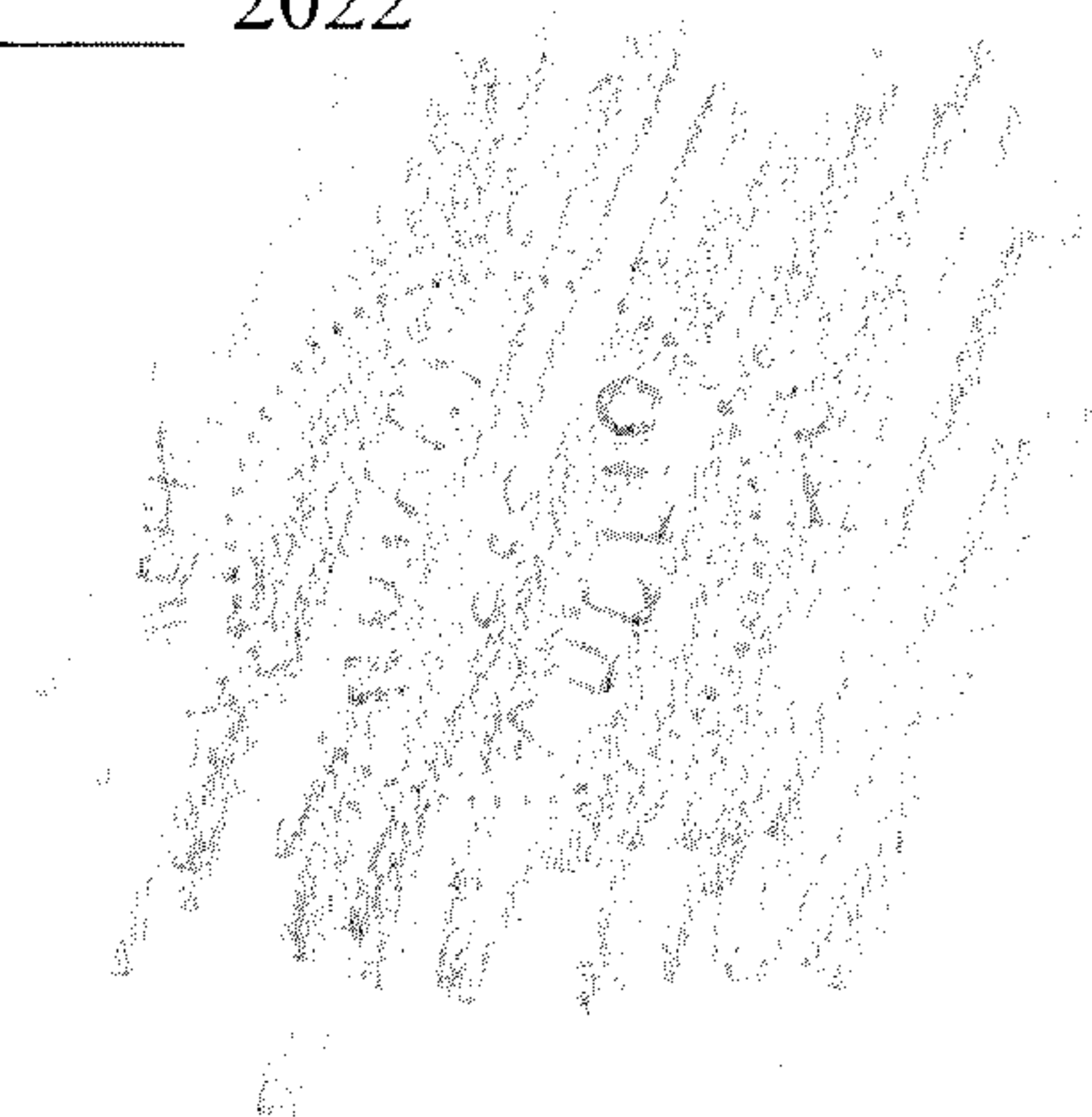
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Sheila Mosley** whose name is signed to the foregoing conveyance, and who is known to me acknowledged before me on this day, being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25th day of April 2022

[Signature]
Notary Public

My Commission Expires: 8-14-2022



Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Sheila Mosley
 Mailing Address 140 Little John Circle
Cater, AL 35040

Grantee's Name Glenda Brown
 Mailing Address 606 Village Way
Pelham, AL 35124

Property Address 140 Little John Circle
Cater, AL 35040

Date of Sale 4/25/2022
 Total Purchase Price \$ 123,000⁰⁰
 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
☒ 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 4/25/2022

Print Sheila Mosley

☐ Unattested

Sign Sheila Mosley

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded (verified by)
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 04/27/2022 03:21:16 PM
 \$151.00 JOANN
 20220427000173400

Allen S. Bayl