

**STATE OF ALABAMA
COUNTY OF SHELBY**

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that **TIMOTHY G. MORRIS**, a single man, hereinafter referred to as Grantor, for and in consideration of the sum of **SEVENTY-FOUR THOUSAND EIGHT HUNDRED and 00/100 (\$74,800.00) DOLLARS** and other good and valuable consideration hereby acknowledged to have been paid to him by **STEPHANIE ADAMS MORRIS**, hereinafter referred to as Grantee, does hereby GRANT, BARGAIN, SELL and CONVEY unto the said Grantee, and to her heirs and assigns forever, in fee simple, all of his interest in and to that certain real property situated in the County of Shelby, State of Alabama, more particularly described as follows:

Lot 14, according to the Final Plat of Stonecreek Phase 2, as recorded in Map Book 34, Page 11, in the Probate Office of Shelby County, Alabama.

Property Address: 152 Stonecreek Place, Calera, AL 35040

THIS CONVEYANCE SUBJECT TO THE FOLLOWING EXCEPTIONS:

1. **Building setback lines, easements and other matters set forth on recorded plat of said subdivision.**
2. **Restrictive covenants contained in instrument(s) recorded in Instrument No. 20070807000369200, but deleting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status or national origin to the extent that such covenants, conditions or restrictions violate 42 USC 3604(c).**
3. **Terms, conditions, obligations, rules, regulations and by-laws of Stone Creek**

Homeowners' Association, Inc. as evidenced by the Articles of Incorporation recorded in Instrument No. 20031218000815670.

TOGETHER WITH ALL AND SINGULAR the rights, privileges and appurtenances thereunto belonging, or in anywise appertaining; to have and to hold the same unto the Grantee, and to her heirs and assigns, in fee simple, forever.

And, except as to taxes hereafter falling due and any restrictive covenants and easements of record, which are assumed by the Grantee, the said Grantor for himself and for his heirs and assigns, hereby covenants with the Grantee, that he is seized of an indefeasible estate in fee simple in said property, that said property is free from all encumbrances and he does hereby warrant and will forever defend the title to and possession of said property unto the Grantee, her heirs and assigns, against the lawful claims of all persons.

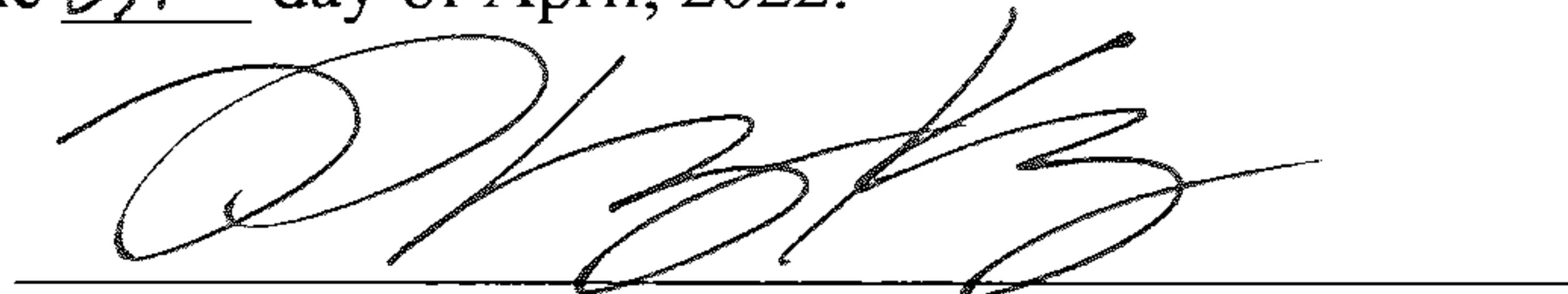
IN WITNESS WHEREOF, the Grantor, **TIMOTHY G. MORRIS, a single man**, having executed this instrument this the 25th day of April, 2022.


TIMOTHY G. MORRIS

STATE OF Louisiana
PARISH OF Jefferson

I, the undersigned authority, a Notary Public in and for said County and State, do hereby certify that **TIMOTHY G. MORRIS**, 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, executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 25th day of April, 2022.


NOTARY PUBLIC
My Commission Expires: At Death



PHILLIP M. KELLY
Notary Public
Bar Roll # 34815
State of Louisiana
My Commission is for Life

Grantor's Address:

Grantee's Address:

This Document Prepared by:

**Wesley H. Blacksher, LLC
917 Western America Circle
Suite 210
Mobile, Alabama 36609
251-432-1010**

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

Grantor's Name	Timothy G. Morris	Grantee's Name	Stephanie Adams Morris
Mailing Address	930 Weinberger Trace Ponchatoula LA 70454		152 Stonecreek Place Calera AL 35040
Property Address	152 Stonecreek Place Calera AL 35040	Date of Sale	April 25, 2022
		Total Purchase Price	\$
		Or	
		Actual Value	\$
		Or	
		1/2 Assessor's Market Value	\$74,800.00

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 – Shelby County Revenue Commissioner
☐ 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 ss 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 ss 40-22-1 (h).

Date 04/25/2022Print Kimberly M. Johnson

Unattested

Sign

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded (verified by)
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 05/03/2022 08:30:37 AM
 \$106.00 CHERRY
 20220503000179370

Allen S. Bayl