

This Instrument was Prepared by:

Stuart J. Garner  
Stuart J. Garner, LLC  
1400 Urban Center Drive  
Suite 470  
Vestavia Hills, AL 35242

File No.: 2022152

Send Tax Notice To: Martha I. Rusk  
382 Rockport Lane  
Hoover, AL 35242

## WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Four Hundred Ten Thousand Dollars and No Cents (\$410,000.00)**, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Walter A. Holt and Jessica M. Holt, a married couple**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Martha I. Rusk**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, **the address of which is 382 Rockport Lane, Hoover, AL 35242**; to wit;

**LOT 30, ACCORDING TO THE SURVEY OF COBBLESTONE SQUARE AS RECORDED IN MAP BOOK 16, PAGE 153, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.**

**Subject To:**

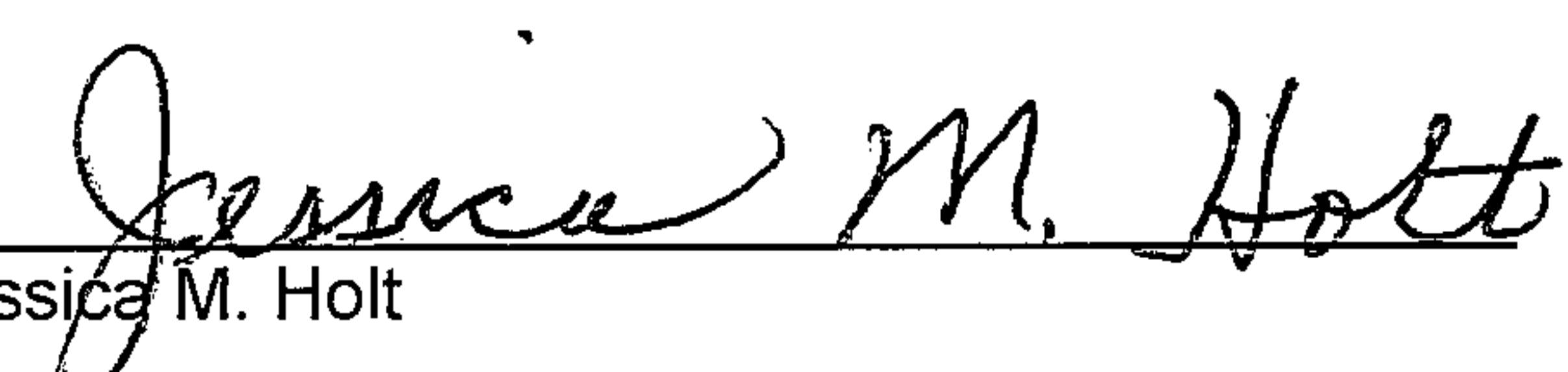
1. **Property Taxes for 2021, and subsequent years.**
2. **Minerals and mining rights not owned by Grantor**
3. **Easement to Alabama Power in Inst. #1993-24586**
4. **Release of Damages in Inst. #1994/21969**
5. **HOA recorded in Inst. #20060731000367550**
6. **Covenants, Conditions, & Restrictions in Inst. #1992-15358, and subsequent recordings and amendments.**

TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

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

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 2nd day of May, 2022.

  
\_\_\_\_\_  
Walter A. Holt

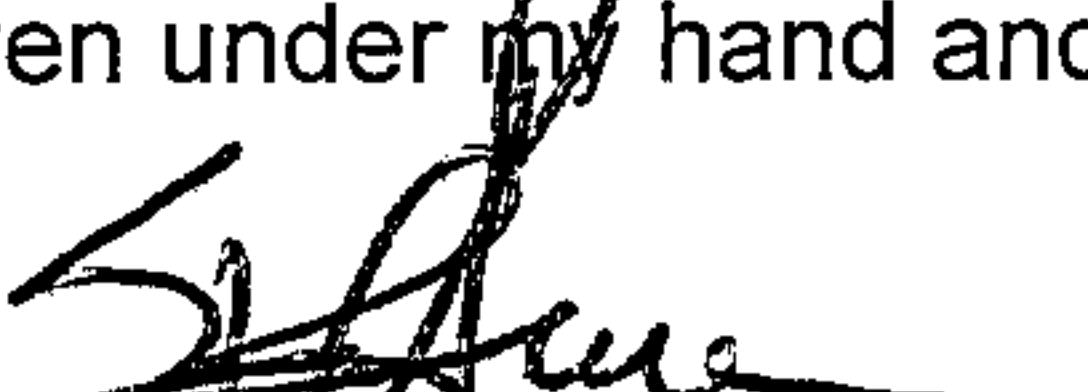
  
\_\_\_\_\_  
Jessica M. Holt

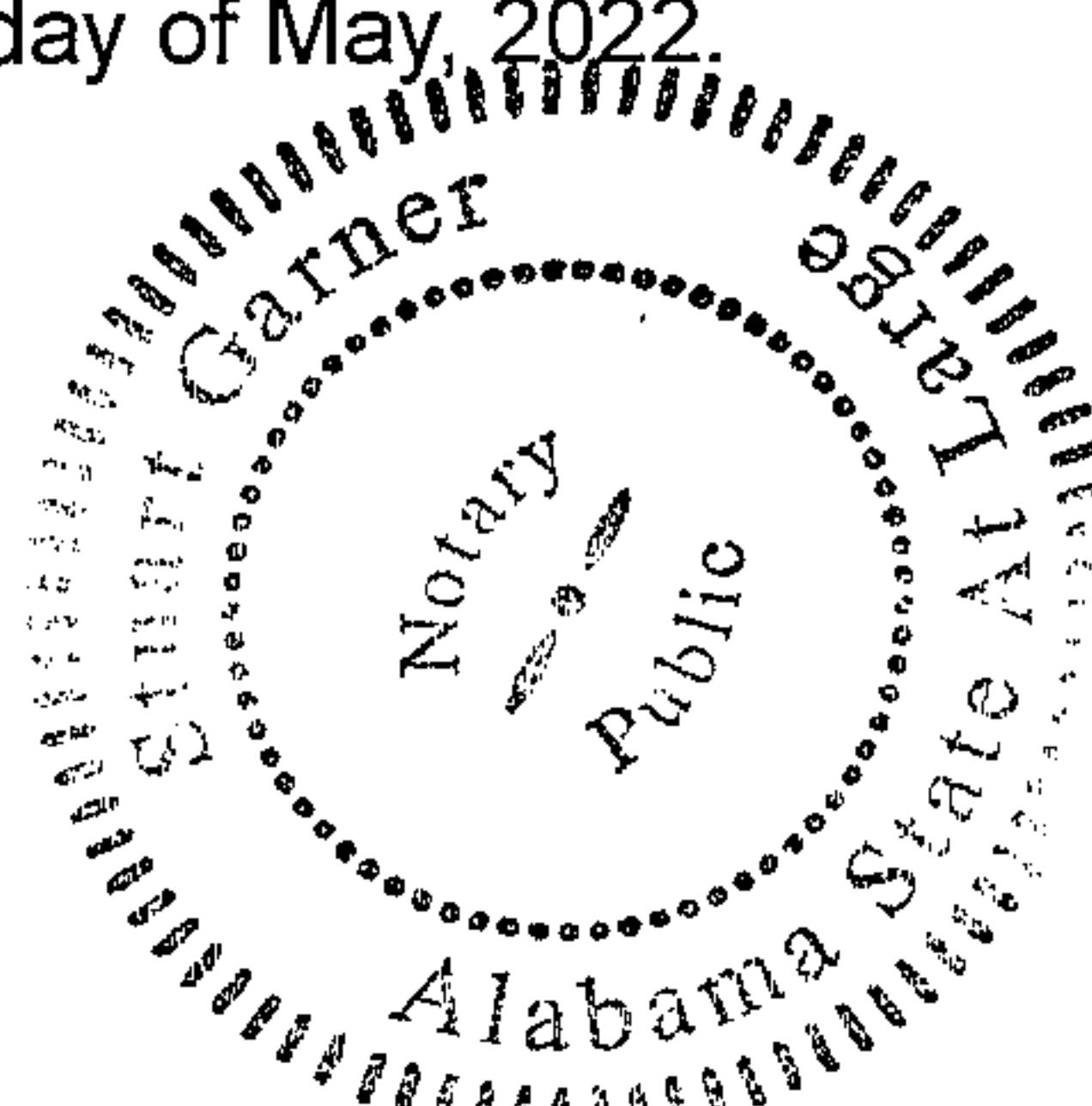
State of Alabama

County of Jefferson

I, Stuart J. Garner, a Notary Public in and for the said County in said State, hereby certify that Walter A. Holt and Jessica M. Holt, whose name(s) is/are signed to the foregoing conveyance, and who is/are 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 on the day the same bears date.

Given under my hand and official seal this the 2nd day of May, 2022.

  
\_\_\_\_\_  
Notary Public, State of Alabama  
Stuart J. Garner  
My Commission Expires: August 19, 2025



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

Grantor's Name Walter A. Holt  
Jessica M. Holt  
 Mailing Address 382 Rockport Lane  
Hoover, AL 35242

Property Address 382 Rockport Lane  
Hoover, AL 35242

Grantee's Name Martha I. Rusk  
 Mailing Address 382 Rockport Lane  
Hoover, AL 35242

Date of Sale May 02, 2022  
 Total Purchase Price \$410,000.00  
 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  
 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 April 28, 2022

Print Walter A. Holt

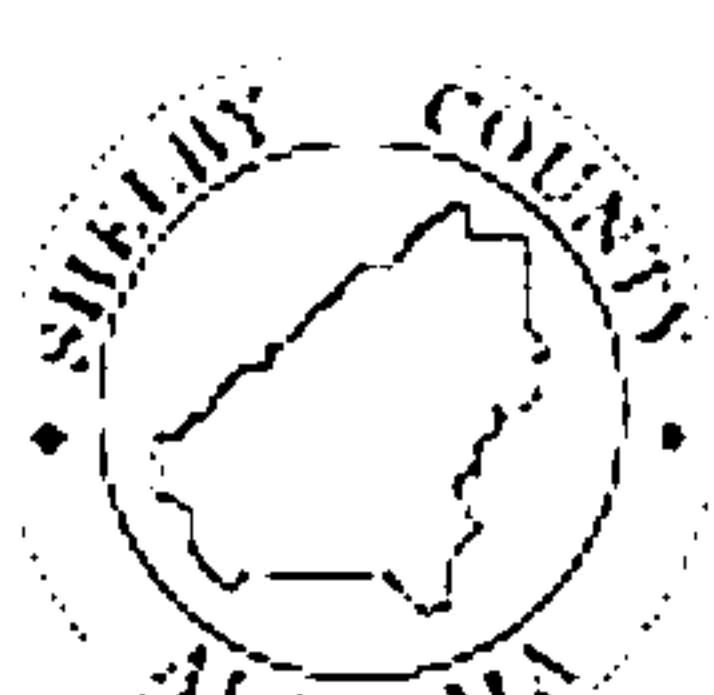
Unattested

Sign

Shelby  
(Verified by)

Walter A. Holt

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 05/04/2022 03:05:38 PM  
 \$435.00 JOANN  
 20220504000183280

Allie S. Boyd