

State of Alabama)
County of Shelby)

Statutory Warranty Deed

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of sixty thousand and no/100 dollars (\$60,000.00) to the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is acknowledged, Michael R. Gardner, a married person (Grantor) whose address is 1807 Windsor Boulevard, Homewood, Alabama 35209 does grant, bargain, sell and convey unto Brad Michael Dawson and Paige Isbill Dawson (Grantees) whose address is 142 Narrows Peak Circle, Birmingham, Alabama 35242 as joint tenants with the right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

Lot 31, According to the survey of Bear Creek Ridge, Section III, as recorded in Map Book 35, Page 59, in the Probate Office of Shelby County, Alabama. AKA 157 AUTUMN VIEW DRIVE, STERRETT, ALABAMA 35147.

Subject to:

Ad valorem taxes due October 1, 2022 and thereafter

Building lines and restrictions as shown on record map.

Right of way to Alabama Power Company in Instrument# 1999-22204.

Restrictions in Instrument# 20060210000069460

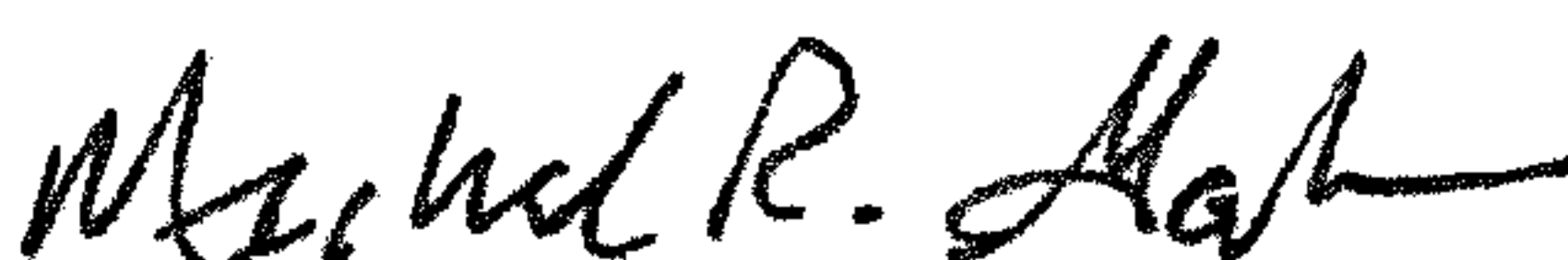
Terms, agreement and right of way to Alabama Power Company in Instrument# 20040910000505520.

Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as the result of exercise of such rights as recorded in Instrument 1994-33293.

The property conveyed is vacant land and no part of the homestead of the Grantor or his spouse.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, the heirs and assigns of the grantees herein shall take as tenants in common.

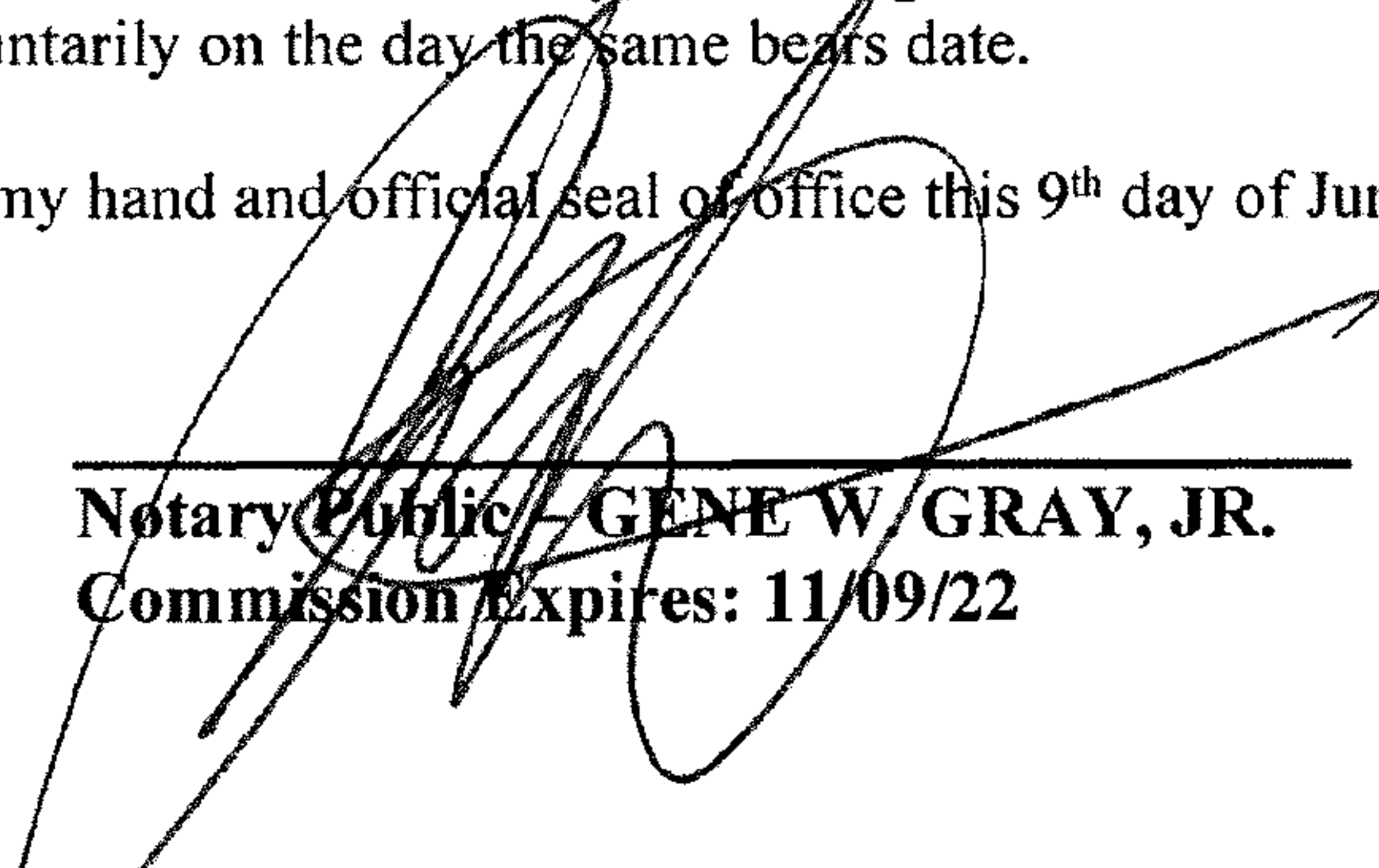
IN WITNESS WHEREOF, the said Grantor has caused this conveyance to be executed this the 9th day of June, 2022.

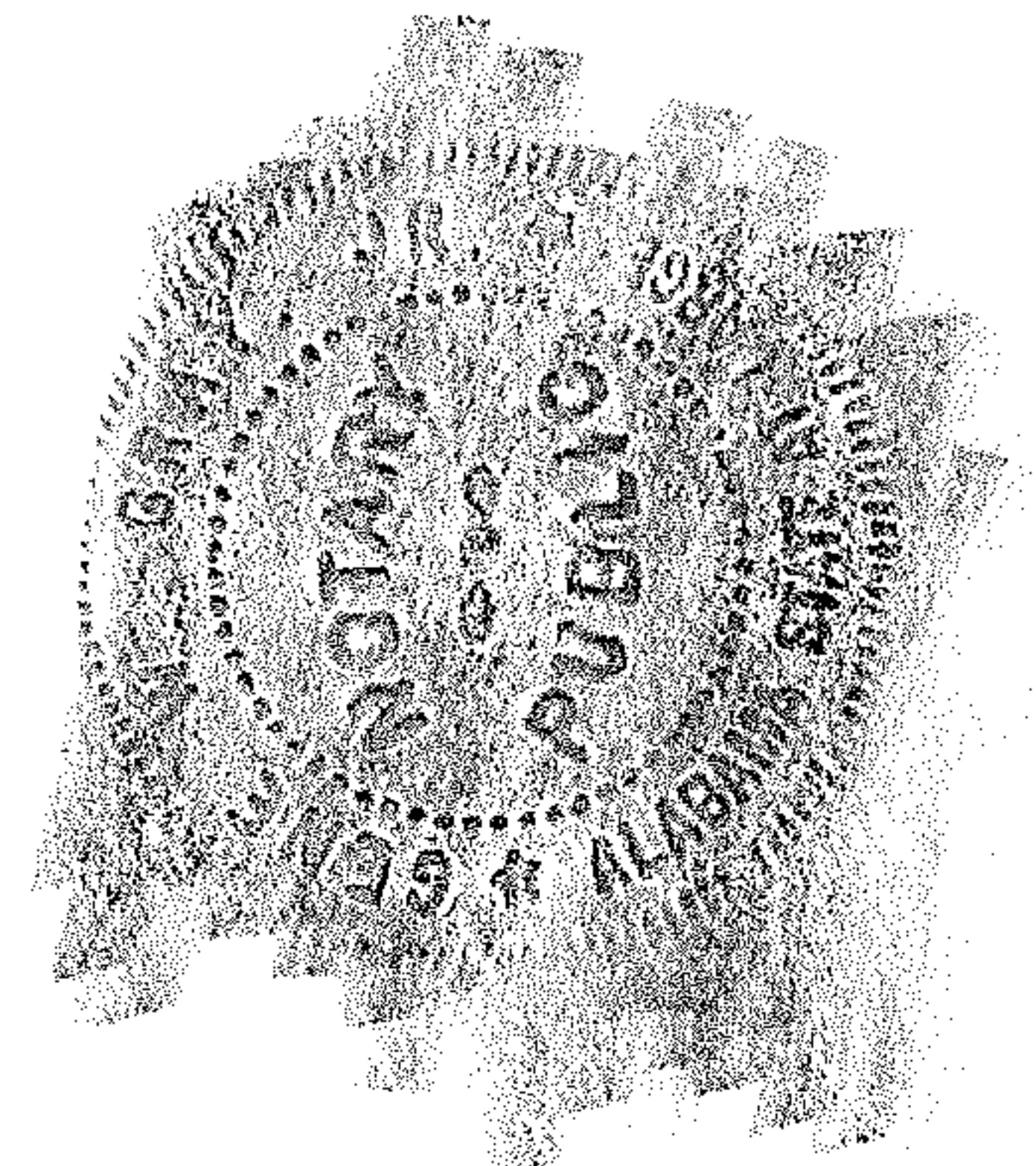

Seal
MICHAEL R. GARDNER

State of Alabama)
Jefferson County)

I, Gene W. Gray, Jr., a Notary Public, in and for said County in said State, hereby certify that MICHAEL R. GARDNER, 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 said conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal of office this 9th day of June, 2022.


Notary Public - GENE W. GRAY, JR.
Commission Expires: 11/09/22



This Instrument Prepared By:
Gene W. Gray, Jr.
2100 Southbridge Parkway,
Suite 338
Birmingham, Al 35209
205-879-3400
FILE 222169

Send Tax notice To:
Brad Michael Dawson
Paige Isbill Dawson
142 Narrows Peak Circle
Birmingham, AL 35242
09-1-11-0-000-001.022



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 06/09/2022 02:34:23 PM
 \$85.00 PAYGE
 20220609000231480

Allen S. Bayl

Real Estate Sales Validation Form

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

Grantor's Name MICHAEL R. GARDNER
 Mailing Address 1807 WINDSOR BOULEVARD
HOMEWOOD, AL 35242

Grantee's Name BRAD MICHAEL DAWSON
PAIGE ISBILL DAWSON
 MAILING ADDRESS 142 NARROWS PEAK CIRCLE
BIRMINGHAM, AL 35242

Property Address 157 AUTUMN VIEW DRIVE
STERRETT, AL 35147

Date of Sale 06/09/2022

Total Purchase Price \$ 60,000.00

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 6/9/22

Print GENE W. GRAY, JR.

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1