

SEND TAX NOTICE TO:
Margaret H. White
99 Hawthorn Street
Birmingham, Alabama 35242

This instrument was prepared by:
Edward Reisinger
Kudulis, Reisinger & Price, LLC
P. O. Box 653
Birmingham, AL 35201

WARRANTY DEED

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Five Hundred Twenty Five Thousand dollars & no cents (\$525,000.00)**

To the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, **Kenneth T. Marlow and Shannon R. Marlow, husband and wife** (herein referred to as Grantor, whether one or more), do hereby grant, bargain, sell and convey unto **Margaret H. White** (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 10-09, BLock 10, according to the Survey of Mt. Laurel, Phase II, as recorded in Map Book 30, Page 10, in the Probate Office of Shelby County, Alabama.

\$420,000.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

Subject to:

Taxes for the year 2022 and subsequent years

Easements, Restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any

Mineral and mining rights, if any.

Such state of facts as shown on the plat of Mt. Laurel, Phase II, as recorded in Map Book 30, Page 10, in the Probate Office of Shelby County, Alabama.

Subject to Covenants, conditions and restrictions (deleting therefrom, any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Book Instrument No. 2000-35579; Instrument No. 2000-38859 and amended in Instrument No. 2000-38860 and Instrument No. 2001-3681 and Instrument No. 20030327000184530 and Instrument No. 20050714000352130 in the Probate Office of Shelby County, Alabama.

Restrictions, limitations and conditions as recorded in Map Book 34, Page 137.

Oil, gas and mineral lease as recorded in Deed Book 334, Page 808 with assignment recorded in Misc. Book 42, Page 55.

Covenant and agreement for water service as recorded in Real Book 235, Page 611.

Sewer service agreement as recorded in Instrument No. 1999-35429.

Ratification and Confirmation Agreement as recorded in Instrument No. 2000-41410.

Permit to Alabama Power Company as recorded in Deed Book 133, Page 213.

Right of way granted to Shelby County, as set forth in Deed Book 196, Page 253, in the Office of the Judge of Probate of Shelby County, Alabama.

Corporation of Mt. Laurel Neighborhood Association as recorded in Instrument No. 2000-35578.

Release of damages as recorded in Instrument No. 20060623000302770, as recorded in the Probate Office of Shelby County, Alabama.

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

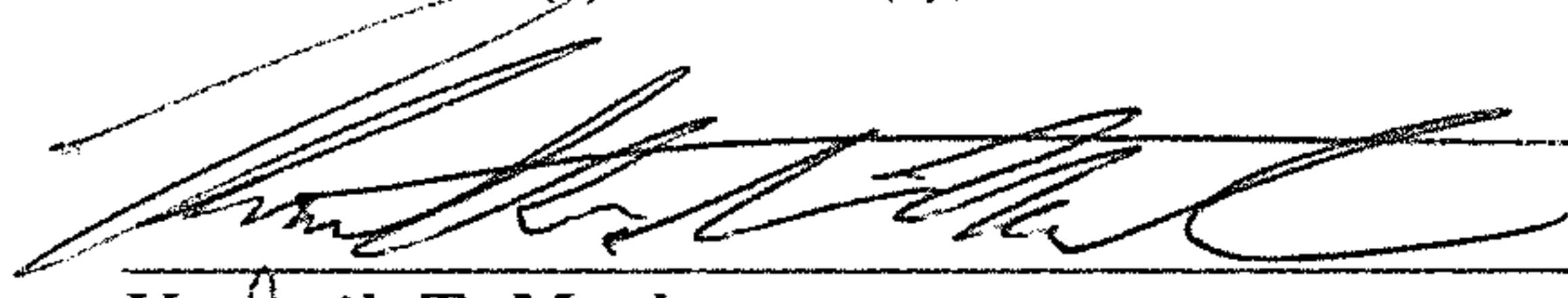
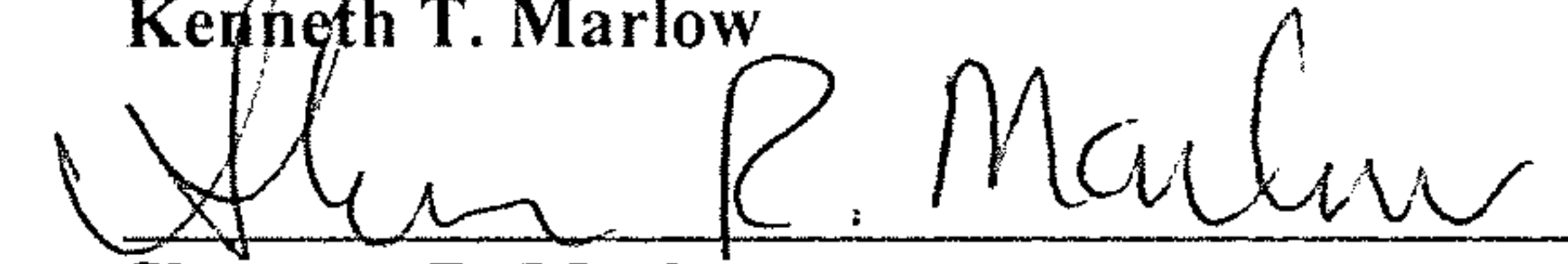
And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said **GRANTEES**, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) 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

WARRANTY DEED

CBT File #2205078

forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantors have hereunto set his/her/their hand(s) and seal(s), this **June 22, 2022** .

 (Seal)
 Kenneth T. Marlow
 (Seal)
 Shannon R. Marlow

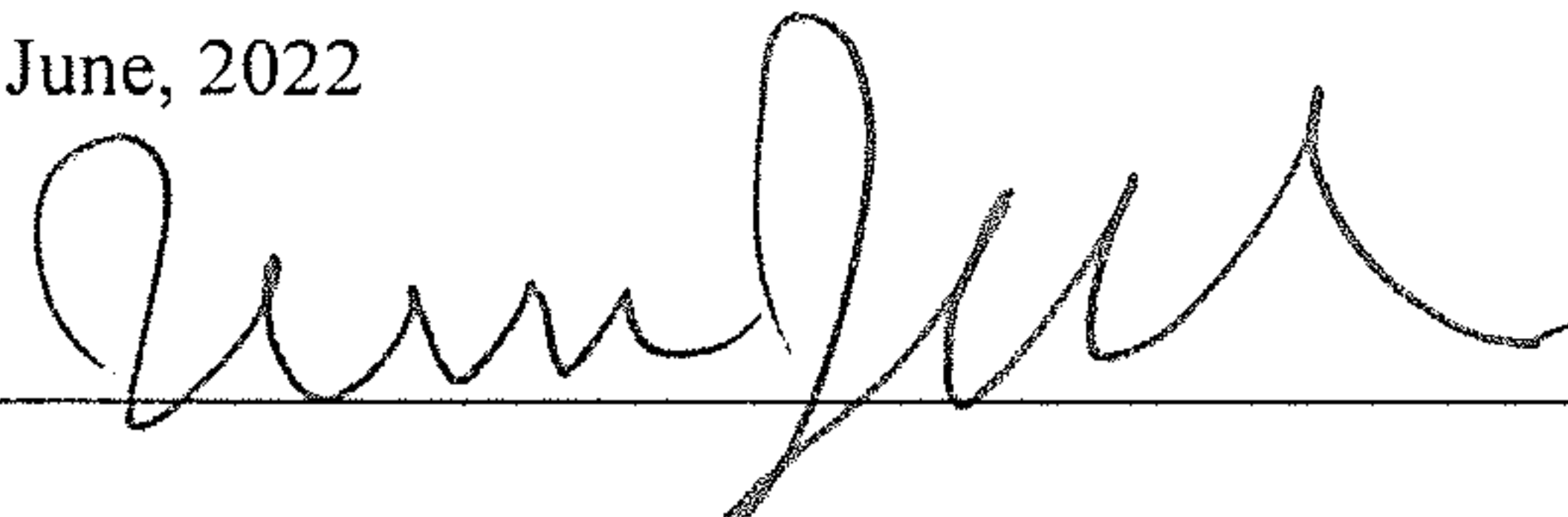
STATE OF ALABAMA

General Acknowledgement

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Kenneth T. Marlow and Shannon R. Marlow, husband and wife**, 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 have/has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22nd day of June, 2022



 Notary Public.

(Seal)
My Commission Expires: _____

WILLIAM PATRICK COCKRELL
 NOTARY PUBLIC
 ALABAMA STATE AT LARGE
 COMM. EXP. 01/07/25

Real Estate Sales Validation Form

This Document must be filled in accordance with Code of Alabama 1975, Section 40- 22-1 (h)

Grantor's Name Kenneth T. Marlow and Shannon R. Marlow

Grantee's Name Margaret H. White

Mailing Address 87 Mt. Laurel Ave
Birmingham, Alabama 35242

Mailing Address 99 Hawthorn Street
Birmingham, Alabama 35242

Property Address 99 Hawthorn Street,
Birmingham, Alabama 35242

Date of Sale 06/22/2022

Total Purchase Price \$525,000.00

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

_____ Appraisal

X _____ 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 proeprty, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraisaer of the assessor's curreny 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 proeprty 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 6.22.2022

William Patrick Cook
Print Margaret H. White

_____ Unattested

[Signature]
(verified by)

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/24/2022 03:29:11 PM
\$133.00 BRITTANI
20220624000253830

Allie S. Boyd