

20220701000262610  
07/01/2022 11:21:02 AM  
DEEDS 1/4

AFTER RECORDING RETURN TO:

Priority Title & Escrow  
641 Lynnhaven Pkwy, Suite 200  
Virginia Beach, VA 23452  
File No. 052223637

MAIL TAX STATEMENTS TO:

Ronald Glenn Bond, Jr.  
206 Birch Creek Drive  
Birmingham, AL 35242

This document prepared by:

George M. Vaughn, Esq.  
8940 Main Street  
Clarence, NY 14031  
866-333-3081

**WARRANTY DEED**

STATE OF ALABAMA  
COUNTY OF SHELBY

THIS DEED made and entered into on this 15<sup>th</sup> day of June, 2022, by and between **Monica Walker, a single woman**, residing at 808 Mostellars Drive, Shelby, AL 35143, hereinafter referred to as Grantor(s) and **Ronald Glenn Bond, Jr., a married man**, residing at 206 Birch Creek Drive, Birmingham, AL 35242, and **Gregory Allan Brown, a married man**, residing at 1005 Fairfield Lane, Birmingham, AL 35242, as **tenants in common**, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of Three Hundred Twenty Nine Thousand and 00/100 (\$329,000.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee(s) the following described real estate located in Shelby County, Alabama:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property commonly known as: 808 Mostellars Drive, Shelby, AL 35143

**Purchase money mortgage in the amount of \$246,750.00 is being recorded simultaneously herewith.**

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

Prior instrument reference: Document Number: 20130806000318650, Recorded: 08/06/2013

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee and unto the heirs, administrators, successors or assigns, of the Grantee, forever in fee simple.

GRANTOR(S) hereby covenant with and represent unto the said Grantee(s) and unto her/his/their successors or assigns, that he/she/they is/are lawfully seized in fee simple of the lot or parcel of land above described; that the same is free from all liens and encumbrances except ad valorem taxes for the current tax year and subsequent years, restrictions, restrictive covenants and easements of record, if any; that he/she/they has/have a good and lawful right to sell and convey the same as aforesaid and that he/she/they will forever warrant and defend the title to same unto the said Grantee(s) and unto his/her/their successors or assigns, except as to said taxes, restrictions, restrictive covenants and easements of record, if any.

IN WITNESS WHEREOF, this instrument was executed by the undersigned on this the 15<sup>th</sup> day of June, 2022.

Monica Walker  
Monica Walker

The State of Alabama )  
Shelby County )

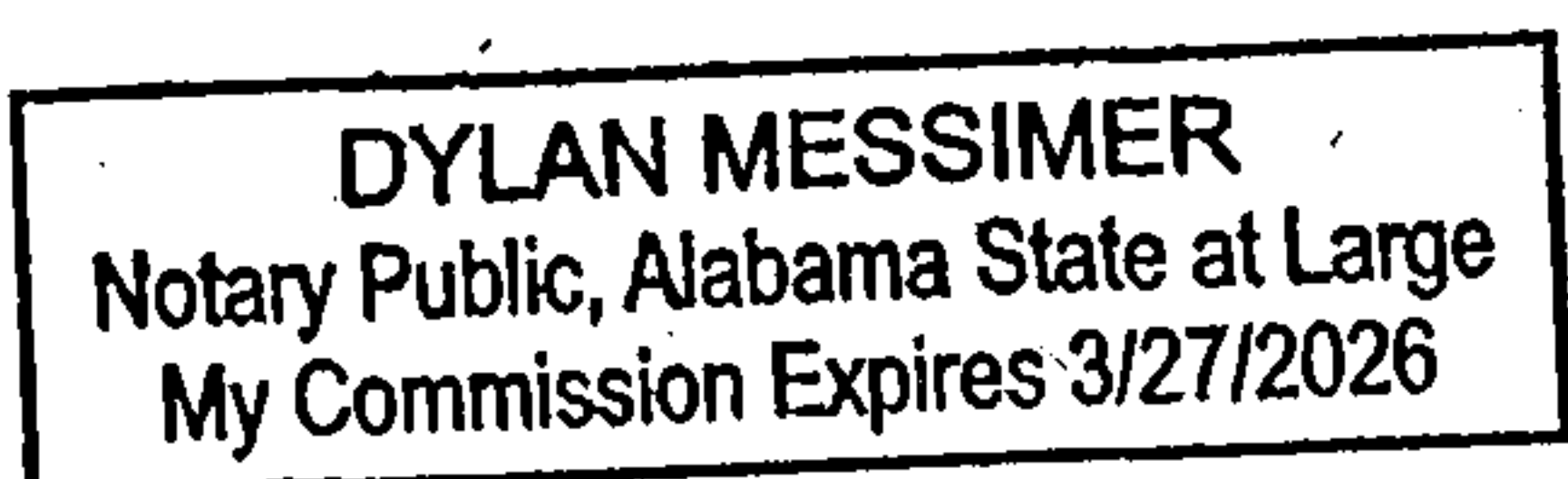
I, Dylan Messimer, the undersigned, a Notary Public in and for said County and State, hereby certify that Monica Walker, whose name is signed to the foregoing conveyance, who is known to me, acknowledged before me on this day that being informed of the contents of said conveyance, she/he/they executed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

Given under my hand and seal this the 15 day of June, 2022.

Dylan Messimer  
Notary Public

Print Name: Dylan Messimer

My commission expires: 3/27/2026



**EXHIBIT A**  
**LEGAL DESCRIPTION**

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

Lot 309, according to the survey of Alabama Power Company Recreational Cottage Site Sector 3 as recorded in Map Book 22, Pages 51 A-C in the Probate Office of Shelby County, Alabama.

Parcel ID No.: 33-1-01-0-001-026.007

Property commonly known as: 808 Mostellars Drive, Shelby, AL 35143



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
07/01/2022 11:21:02 AM  
\$113.50 JOANN  
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*Allie 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	Monica Walker	Grantee's Name	Ronald Glenn Bond, Jr. and Gregory Allan Brown
Mailing Address	808 Mostellars Drive	Mailing Address	206 Birch Creek Drive
	Shelby, AL 35143		Birmingham AL 35242
Property Address	808 Mostellars Drive	Date of Sale	06/15/2022
	Shelby, AL 35143	Total Purchase Price	\$ 329,000.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input checked="" type="checkbox"/> 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 § 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 06/15/2022

Print Kristen Anglin - Agent

☐ Unattested  
(verified by)

Sign Kristen Anglin  
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1