

SEND TAX NOTICE TO:
Chris Truss
332 Park Avenue
Birmingham, Alabama 35226

WARRANTY DEED

STATE OF ALABAMA)
)
COUNTY OF SHELBY) *Know All Men By These Presents:*

That in consideration of Ten and 00/100 (\$10.00) Dollars and other good and valuable consideration to the undersigned Grantor, in hand paid by the Grantee herein, the receipt and sufficiency whereof is hereby acknowledged, I, **LOIS TRUSS** (herein referred to as "Grantor"), have bargained, sold and conveyed, and by these presents do *grant, bargain, sell* and *convey* unto the said **CHRIS TRUSS** (herein referred to as "Grantee"), all of my interest (which constitutes an undivided Fifty Percent (50%) interest) in the following described Real Estate, situated in Shelby County, Alabama, to-wit:

Lot 9, according to the Survey of Hollybrook Lakes, as recorded in Map Book 4, page 74, in the Probate Office of Shelby County, Alabama.

Subject to: (1) 2023 ad valorem taxes not yet due and payable;
(2) all mineral and mining rights not owned by the Grantor; and
(3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

THE ABOVE DESCRIBED PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR.

TO HAVE AND TO HOLD the same unto the said Grantee, his successors and assigns forever.

And I do for myself and for my administrators, covenant with the Grantee, his successors and assigns, that I am lawfully seized in fee simple of the premises; that they are free from all encumbrances except as set forth above; that I have good right to sell and convey the same as aforesaid; that I will and my administrators shall warrant and defend the same to the Grantee, his successors and assigns, forever, against the lawful claims of all persons.

[Signature Page Follows]

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 26 day of June, 2022.

Thomas Johnson
Witness

Lois Truss
LOIS TRUSS

STATE OF ALABAMA)
COUNTY OF Jefferson) ss

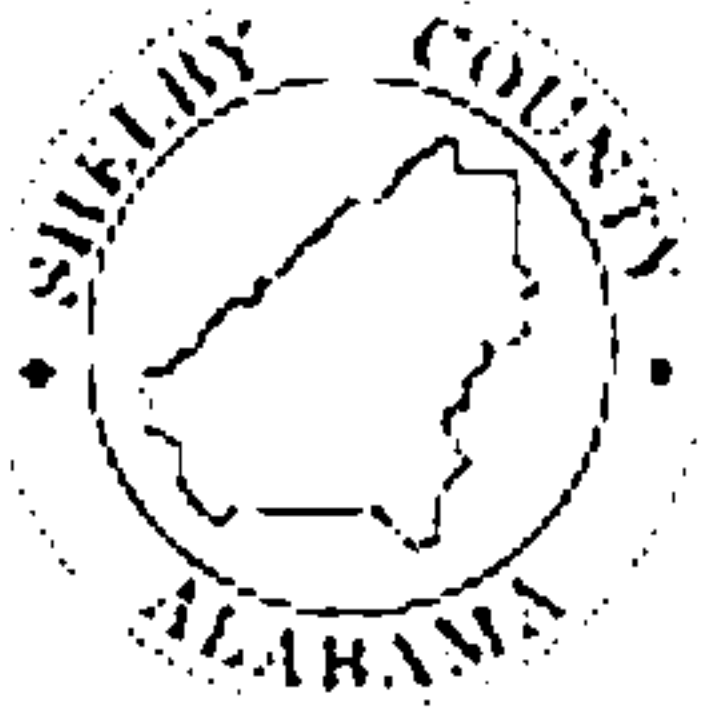
I, Anna Price, Notary Public, hereby certify that LOIS TRUSS, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date. Given under my hand this 26 day of June, A. D. 2022.

Anna Price
NOTARY PUBLIC

My Commission Expires: 4/30/2024

This instrument was prepared by:

Husch Blackwell, LLP
5060 N. 40th Street,
Suite 250
Phoenix, AZ 85018-2145



Filed and Recorded 20220705000264950 07/05/2022 11:53:28 AM DEEDS 3/3
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/05/2022 11:53:28 AM
\$383.00 BRITTANI
20220705000264950

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 Lois Truss
Mailing Address 332 Park Avenue
Birmingham, Alabama 35226

Grantee's Name Chris Truss
Mailing Address 332 Park Avenue
Birmingham, Alabama 35226

Property Address 141 Brook Lane
Leeds, Alabama 35094

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 710,000

One-Half Value is \$355,000

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 6/24/22

Print Christopher Truss

Sign Chris Truss

☒ Unattested

[Signature]
(verified by)

(Grantor/Grantee/Owner/Agent) circle one