

This instrument was prepared by:
David P. Condon, P.C.
100 Union Hill Drive Suite 200
Birmingham, AL 35209

Send tax notice to:
Sheila Kent
6335 Mill Creek Way
Birmingham, Alabama 35242

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **Three Hundred Twenty Four Thousand and 00/100 Dollars (\$324,000.00)** to the undersigned grantor in hand paid by the grantee herein, the receipt and sufficiency of which is acknowledged, I,

Pascha Kelley, a married person

(hereinafter referred to as "Grantor") do grant, bargain, sell and convey unto

Sheila Kent

(hereinafter referred to as "Grantee") the following described real estate situated in **Shelby** County, Alabama to-wit:

Lot 53, according to Survey of the Final Plat of Greystone Farms, Mill Creek Sector, Phase 1, as recorded in Map Book 22, Page 25 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

\$318,131.00 of the proceeds come from a mortgage recorded simultaneously herewith.

Subject to: (1) 2022 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 or her spouse.

TO HAVE AND TO HOLD UNTO Grantee, **her** heirs and assigns, forever;

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

IN WITNESS WHEREOF, I have set my hand and seal, this 2 day of July, 2022.

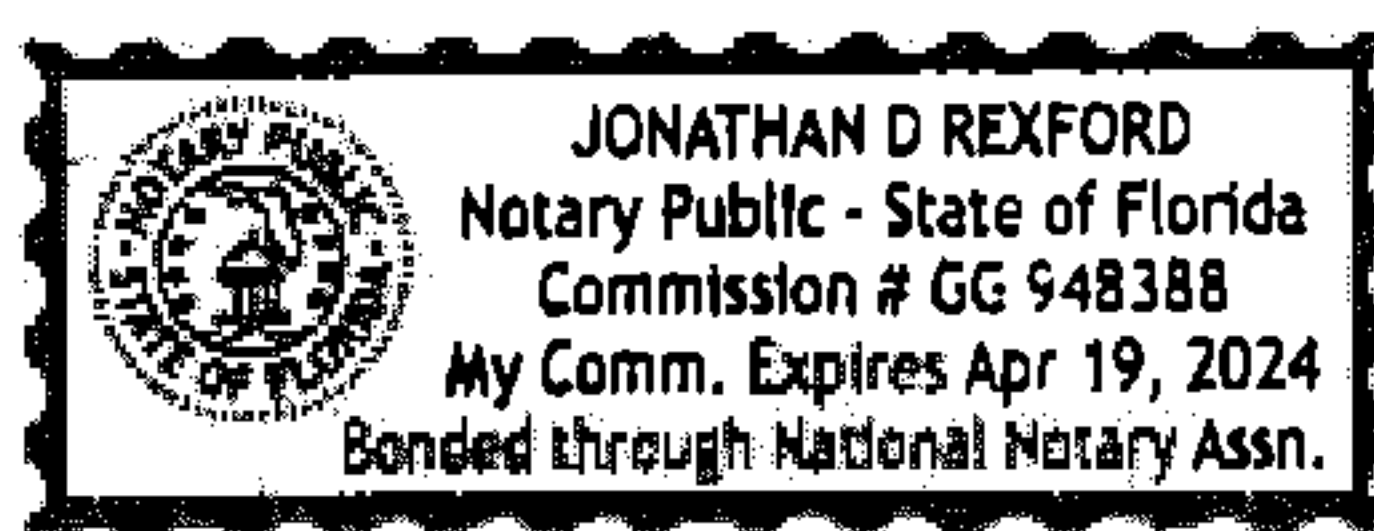
Pascha Kelley (Seal)
Pascha Kelley

STATE OF Florida
Indian River COUNTY

I, the undersigned Notary Public in and for said County, in said State, hereby certify that **Pascha Kelley**, 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 and official seal this 2 day of July, 2022.

Jonathan D Relf
Notary Public
My Commission Expires: 4-19-2024



REAL ESTATE SALES VALIDATION FORMThis Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1Grantor Name: **Pascha Kelley**Date of Sale: **July 8th, 2022**Mailing Address: **6335 Mill Creek Way
Birmingham, Alabama, 35242**Total Purchase Price: **\$324,000.00**

Or

Property Address: **6335 Mill Creek Way
Birmingham, Alabama, 35242**

Actual Value: \$ _____

Or

Assessor's Market Value: \$ _____

Grantee Name: **Sheila Kent**Mailing Address: Same as Property Address

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☐ 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 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 Section 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 Section 40-22-1 (h).Date: 7/7/22Print: Sheila Kent☐ Unattested
(verified by)Sign: x [Signature]
(Grantor/Grantee/Owner/Agent) circle one**Filed and Recorded****Official Public Records****Judge of Probate, Shelby County Alabama, County****Clerk****Shelby County, AL****07/11/2022 01:19:59 PM****\$34.00 JOANN****20220711000273140***Allen S. Bayl*