This instrument prepared by: Michael Galloway 3500 Blue Lake Drive, Suite 320 Birmingham, AL 35223 SEND TAX NOTICE TO: Michael Brown 340 Camden Cove Circle Calera, AL 35040

07/18/2022 09:26:09 AM

20220718000280820

GENERAL WARRANTY DEED

\mathbf{D}		$\mathbf{D}\mathbf{C}$	1/3
11	\Box	172	1/3

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Two Hundred Fourteen Thousand And No/100 Dollars (\$214,000.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Laura Horton, an unmarried person, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Michael Brown (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama:

Lot 294, according to the survey of Camden Cove, Sector 1, as recorded in Map Book 25, Page 33 A, B & C, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

Subject to a third party mortgage in the amount of \$214,000.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

FILE NO.: CT-2201105

20220718000280820 07/18/2022 09:26:09 AM DEEDS 2/3

STATE OF ALABAMA COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Laura Horton 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this

on this <u>/ \ \</u> day of

Notary Public

My commission expires:

John Thomas Ritondo, Jr.
Notary Public, Alabama State at Large
My Commission Expires August 29, 2023

FILE NO.: CT-2201105

Real Estate Sales Validation Form

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

Grantor's Name	Laura Horton	Grantee's Name	Michael Brown		
Mailing Address	340 Camden Cove Circle Calera, AL 35040	-	340 Camden Cove Circle Calera, AL 35040		
Property Address	340 Camden Cove Circle Calera, AL 35040	Date of Sale Total Purchase Pri	ice	July 15, 2022 \$214,000.00	
		Or Aletual Malue		©	
		Actual Value		<u> </u>	
		or			
		Assessor's Market Value		\$	
•	e or actual value claimed on this foor		the fol	lowing documentary evidence:	
Bill of Sale		Appraisal	Appraisal		
Sales Contract		Other:			
X Closing Stater	ment				

Instructions

If the conveyance document presented for recordation contains all of the required information referenced above,

Grantor's name and mailing address - Laura Horton, 340 Camden Cove Circle, Calera, AL 35040.

Grantee's name and mailing address - Michael Brown, 340 Camden Cove Circle, Calera, AL 35040.

Property address - 340 Camden Cove Circle, Calera, AL 35040

Date of Sale - July 15, 2022.

the filing of this form is not required.

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 with be used and the taxpayer will be penalized pursuant to <u>Code of Alabama 1975</u> & 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).

20220718000280820

Date: July 15, 2022

Agent

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Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/18/2022 09:26:09 AM
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