

20220721000287160  
07/21/2022 01:17:13 PM  
DEEDS 1/3

**This instrument was prepared by:**  
Daniel Odrezin  
Daniel Odrezin, LLC  
3138 Cahaba Heights Road  
Birmingham, Alabama 35243

**Send Tax Notice To:**  
Michelle Garland Segrest  
3023 Village Ridge Drive  
Calera, AL 35040

**WARRANTY DEED**

STATE OF ALABAMA)

COUNTY OF SHELBY)

That in consideration of **TWO HUNDRED SEVENTY FIVE THOUSAND AND 00/100 DOLLARS (\$275,000.00)** to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, I, **Tyler Glenn Corson, an unmarried man**, (herein referred to as Grantor) do hereby grant, bargain, sell and convey unto, **Michelle Garland Segrest** (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

**Lot 774, Waterford Village Sector 5, Phase 4, according to the Plat thereof, recorded in Map Book 40, Pages 8 and 9, of the Probate Office of Shelby County, Alabama.**

**SUBJECT TO ALL MATTERS OF RECORD**

**\$220,000.00 of the purchase price recited above has been paid from the proceeds of a mortgage loan closed simultaneously herewith.**

**TO HAVE AND TO HOLD unto the said Grantee, his heirs and assigns forever.**

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantee, his 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 the said Grantee, his heirs and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, I have hereunto set my hand and seal this 21st day of July, 2022.

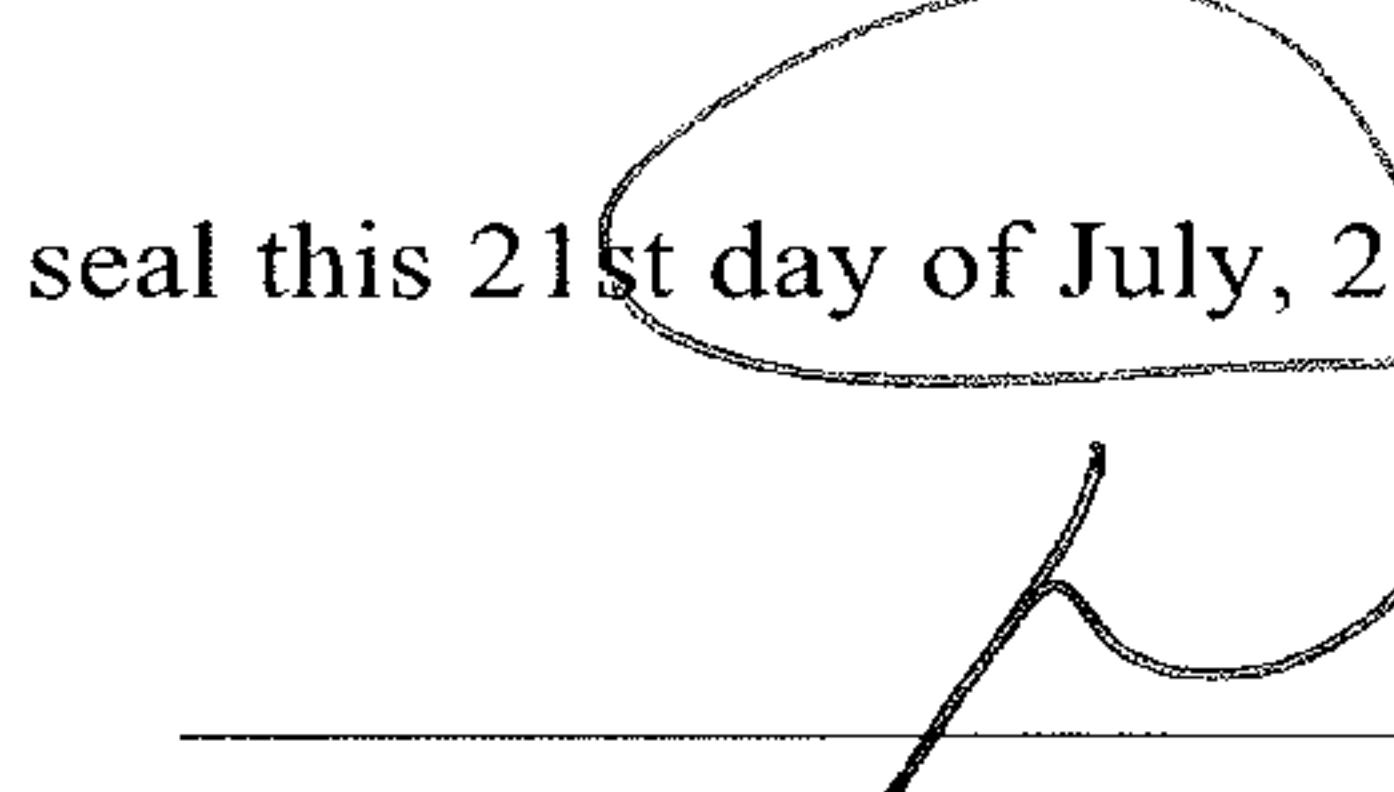


\_\_\_\_\_  
Tyler Glenn Corson

STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

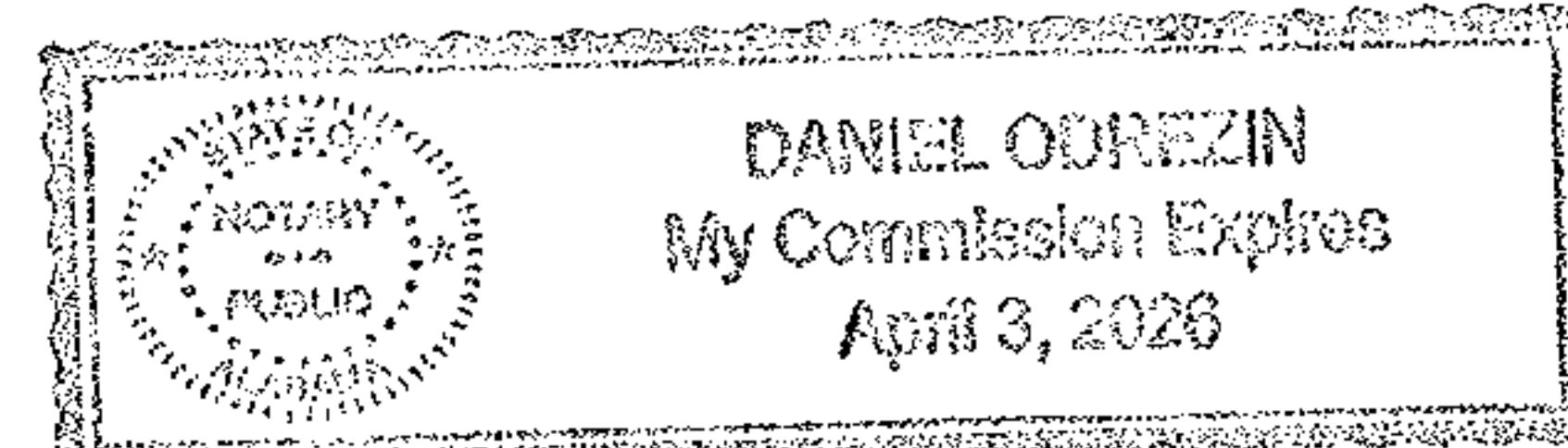
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Tyler Glenn Corson, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she executed the same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

Given under my hand and official seal this 21st day of July, 2022.



\_\_\_\_\_  
Notary Public

My Commission Expires:



**Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Tyler Glenn Corson  
 Mailing Address 300 Edgewood Street  
Clanton, AL 35045

Property Address 3023 Village Ridge Drive  
Calera, AL 35040

Grantee's Name Michelle Garland Segrest  
 Mailing Address 3023 Village Ridge Drive  
Calera, AL 35040

Date of Sale July 21, 2022  
 Total Purchase Price \$275,000.00  
 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  
 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 § 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: July 21, 2022

Print: Shannon Anderson

Sign Shannon Anderson  
 (Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 07/21/2022 01:17:13 PM  
 \$83.00 BRITTANI  
 20220721000287160

**Form RT-1**

*Allie S. Bell*