

Assessed Value: \$157,900

This instrument prepared by:
Rodney Davis
Law Office of Rodney Davis, LLC
4625 Valleydale Road
Birmingham, AL 35242

SEND TAX NOTICE TO:
Mandy McLean
208 King Arthur Place
Alabaster, AL 35007

20220726000292960
07/26/2022 01:35:36 PM
DEEDS 1/2

WARRANTY DEED

THIS INDENTURE made this the 22nd day of July in the year 2022, between **DARIUS TARVIN & FELICIA TARVIN, HUSBAND AND WIFE**, as party or parties of the first part, hereinafter called Grantors, and **MANDY LEE MCLEAN, A SINGLE WOMAN** as party or parties of the second part, hereinafter called Grantee (the words "Grantors" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TWO HUNDRED FIFTY THOUSAND ONE HUNDRED AND NO/100 DOLLARS and other good and valuable consideration (\$250,100.00) in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee the following described real estate situated in Jefferson County, Alabama, to wit:

Lot 502, According to the Map and Survey of Spring Gate, Phase 5, as the same is found of record in Map Book 27, Page 111, in the Probate Office of Shelby County, Alabama; Being situated in Shelby County, Alabama.

Property Address: 208 King Arthur Place Alabaster, AL 35007

\$164,800.00 of the consideration is being paid for by mortgage which is being recorded simultaneously herewith.

TO HAVE AND TO HOLD, all and singular, the above mentioned and described premises, together with appurtenances, unto the said Grantee, its successors and assigns, together with every contingent remainder and right of reversion.

AND THE SAID Grantor will warrant and forever defend the right and title to the above-described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantors have hereunto set Grantors' hand and seal this 22nd day of July 2022.


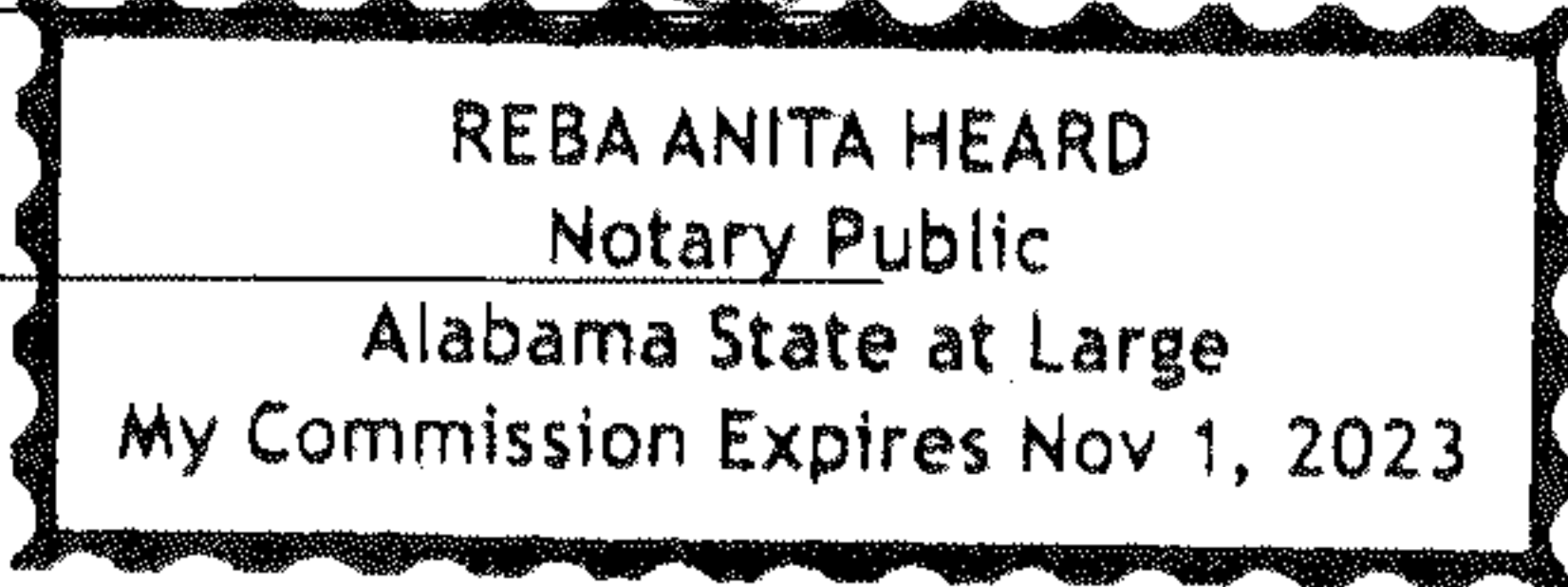

DARIUS TARVIN


FELICIA TARVIN

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the Undersigned Authority, a Notary Public in and for said county and state, hereby certify that **DARIUS TARVIN and FELICIA TARVIN** whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this date that being informed of the contents of the conveyance, they executed the same voluntarily on the date the same bears date.

Given under my hand this 22nd 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 Darius & Felicia Turin
Mailing Address _____

Grantee's Name Mandy Lee Mehan
Mailing Address 203 King Arthur Place
Alabaster AL
35007

Property Address 203 King Arthur Place
Alabaster, AL 35007

Date of Sale 7/22/2022
Total Purchase Price \$ 250,100.00
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
- 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 7/26/2022

Print Ashlee Mack

Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/26/2022 01:35:36 PM
\$110.50 BRITTANI
20220726000292960

Allie S. Boyd