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07/26/2022 02:36:31 PM
DEEDS 1/3

Document Prepared By:
Shannon R. Crull, P. C.
3009 Firefighter Lane
Birmingham, Alabama 35209

Send Tax Notice To:
Kacie Glynn Kilpatrick
120 Whitestone Trl
Cahaba, AL 35040

GENERAL WARRANTY DEED

STATE OF ALABAMA }

COUNTY OF SHELBY } KNOW ALL MEN BY THESE PRESENTS:

022-0879
THAT IN CONSIDERATION OF **Two Hundred Fifty Thousand Dollars and NO/100 (\$250,000.00)** to the undersigned grantors, in hand paid by the Grantee herein, the receipt whereof is acknowledged, we, **Jarrod Austin Cordova and Tyler Emerson, husband and wife**, (herein referred to as Grantors), grant, sell, bargain and convey unto, **Kacie Glynn Kilpatrick** (herein referred to as Grantee whether one or more), the following described real estate, situated in SHELBY County, Alabama to wit:

Lot 54, according to the Final Plat Stonecreek Phase 4, as recorded in Map Book 37, Page 44, in the Probate Office of Shelby County, Alabama.

Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

We note that Tyler Emerson and Tyler Emerson Cordova are one in the same person.

\$200,000.00 of the above consideration was secured by and through the purchase money mortgage closed herewith.

TO HAVE AND HOLD the said tract or parcel of land unto the said Grantee, his/her heirs, successors and assigns forever.

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

IN WITNESS WHEREOF, the undersigned GRANTORS have hereunto set their hands and seals, this 22nd day of July, 2022

Jarrod Austin Cordova
Jarrod Austin Cordova

STATE OF Al
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that **Jarrod Austin Cordova** whose name is signed to the foregoing deed 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 the _____ day of _____, 2022

Notary Seal

Notary Public
My commission expires: 6/22/25

Tyler Emerson
Tyler Emerson

STATE OF Al
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that **Tyler Emerson** whose name is signed to the foregoing deed 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 the 22nd day of July, 2022

Notary Seal

Notary Public
My commission expires: 6/22/25

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

Grantor's Name Jarrod Austin Cordova

Grantee's Name

Kacie Glynn Kilpatrick

Mailing Address *Tyler Emerson**121 Sundance*

Mailing Address

*120 Whitestone Trl**Calera AL 35040*

Property Address

Date of Sale

July 22nd, 2022

120 Whitestone Trl, Calera, AL 35040-7661

Total Purchase Price

\$250,000.00

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

7/22/22

Print

Sign

(Grantor/Grantee/Owner/Agent) circle one

Allie S. Boyd**Filed and Recorded****Official Public Records****Judge of Probate, Shelby County Alabama, County****Clerk****Shelby County, AL****07/26/2022 02:36:31 PM****\$79.00 JOANN****20220726000293090**