



20220801000300190 1/3 \$231.00
Shelby Cnty Judge of Probate, AL
08/01/2022 02:46:12 PM FILED/CERT

This Instrument Prepared by:
Lynn Campisi
Lynn Campisi, P. C.
3008 Pump House Road
Birmingham, Alabama 35243

Send Tax Notice To:

James Dean Hosey
3369 Morgan Road
Bessemer, AL 35022

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

Know all Men by These Presents, that in consideration of one dollar and other good and valuable consideration to the undersigned GRANTORS, in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, **Tracy Hosey Gilliom**, married woman conveying non-homestead property and **Christopher Neal Dunn**, married man conveying non-homestead property (herein referred to as grantor), do grant, bargain, sell and convey unto **James Dean Hosey** (herein referred to as grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

Parcel I

Parcel Number: 29 4 20 0 000 003.001

S $\frac{1}{2}$ of NE $\frac{1}{4}$ of NW $\frac{1}{4}$ and six acres of uniform width off the north side of the SE $\frac{1}{4}$ of NW $\frac{1}{4}$ all in Section 20, Township 22, Range 1 West;

TOGETHER WITH all appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantor in and to any and all roads, alleys and ways bounding said premises.

Parcel II

Parcel Number: 29 4 20 0 000 003.002

N $\frac{1}{2}$ of NE $\frac{1}{4}$ of NW $\frac{1}{4}$ in Section 20, Township 22, Range 1 West, Shelby County, Alabama

The purpose of this deed is to terminate and extinguish the life estate interest acquired by the Grantors through the Estate of Louise Hollis Hosey probated in the Jefferson County, Alabama Probate Court having case number 21BHM0002617 and conveyed in that certain Deed of Distribution recorded on June 28, 2022 at Instrument Number 20220628000257960 in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

1. Ad Valorem taxes for the year 2022 and subsequent years,
2. Current taxes, covenants, restrictions, building lines, easements, mortgages, agreements and right of ways as same are filed of record.

Shelby County, AL 08/01/2022
State of Alabama
Deed Tax: \$203.00



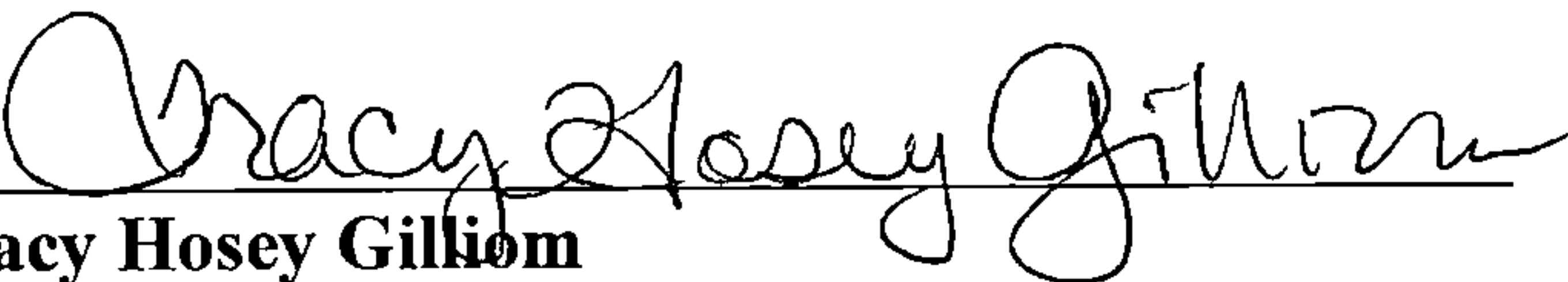
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NO TITLE OPINION GIVEN.

This instrument is prepared without evidence of title condition or survey. There is no representation as to title or matters that might be revealed by survey, inspection or examination of title by the preparer of this instrument.

TO HAVE AND TO HOLD to **James Dean Hosey**, his heirs and assigns forever.

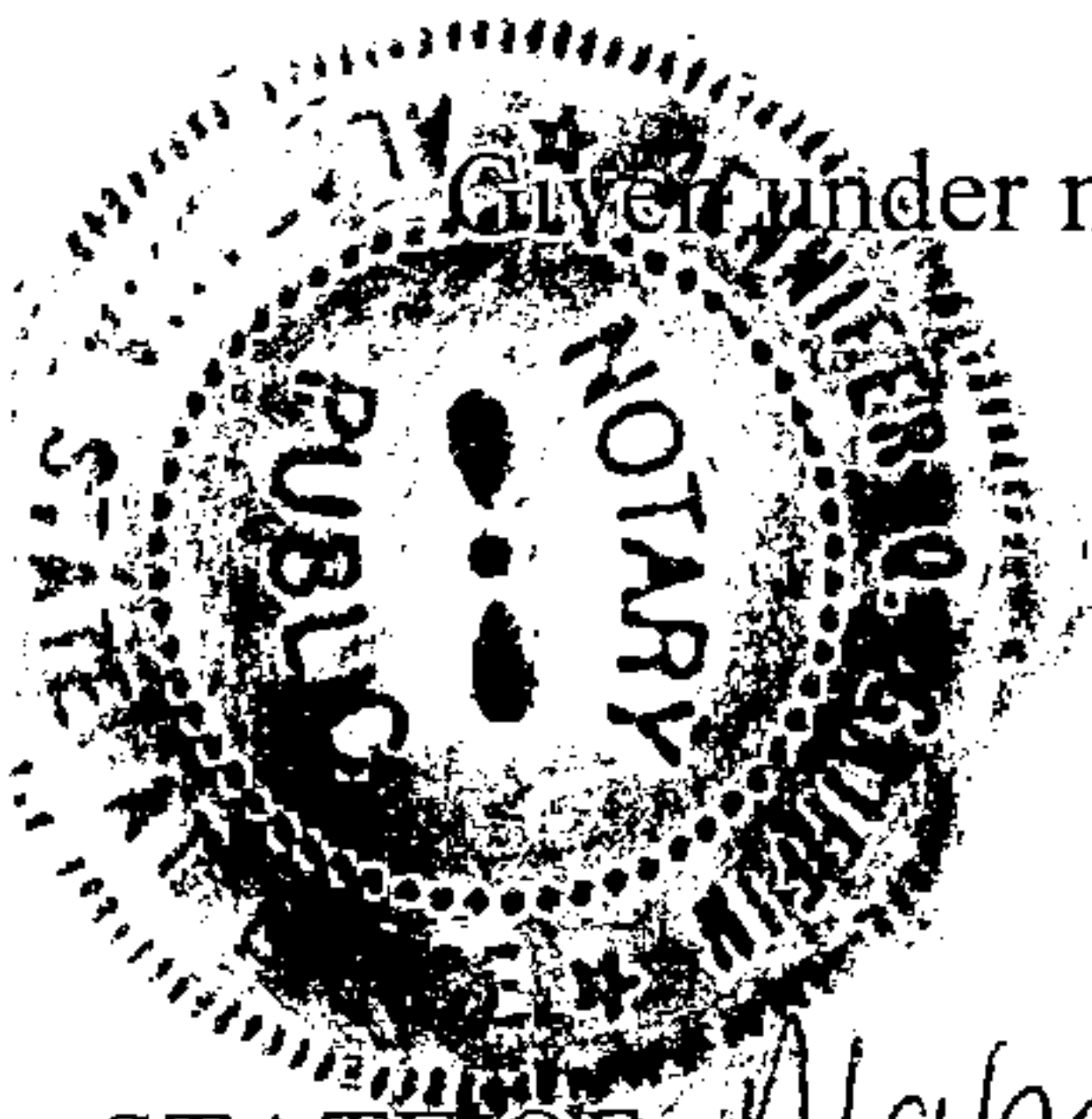
IN WITNESS WHEREOF, **Tracy Hosey Gilliom** and **Christopher Neal Dunn** have hereunto set their hands and seals, this 29 day of June, 2022.


Tracy Hosey Gilliom

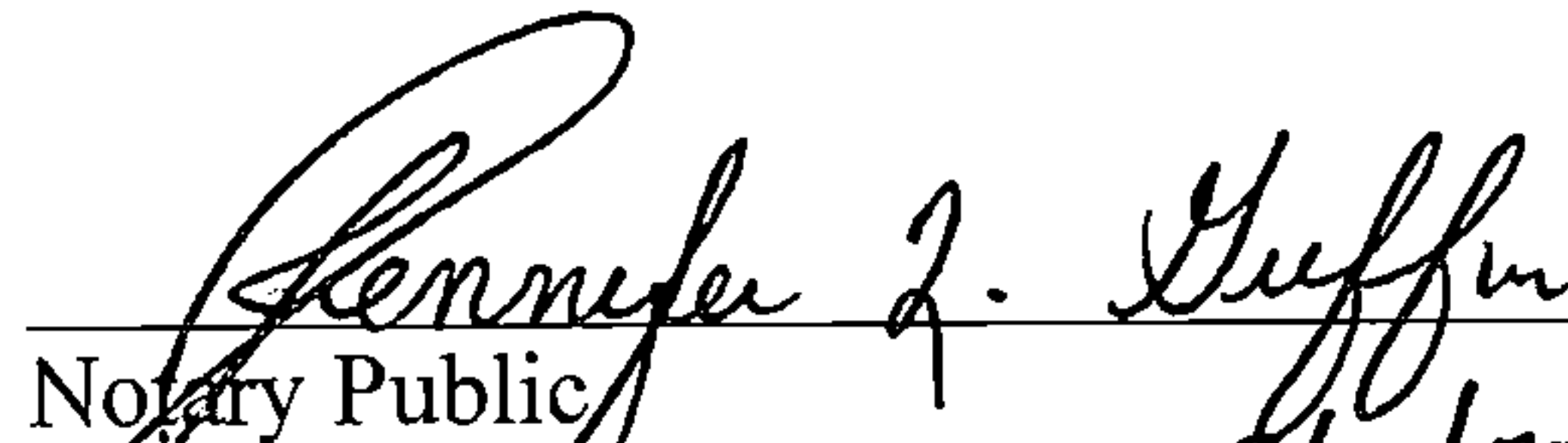

Christopher Neal Dunn

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said State and County, do hereby certify that **Tracy Hosey Gilliom**, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me this date that, being informed of the contents of said conveyance and indicating a full understanding of said conveyance, she executed the same voluntarily on the date the same bears date.



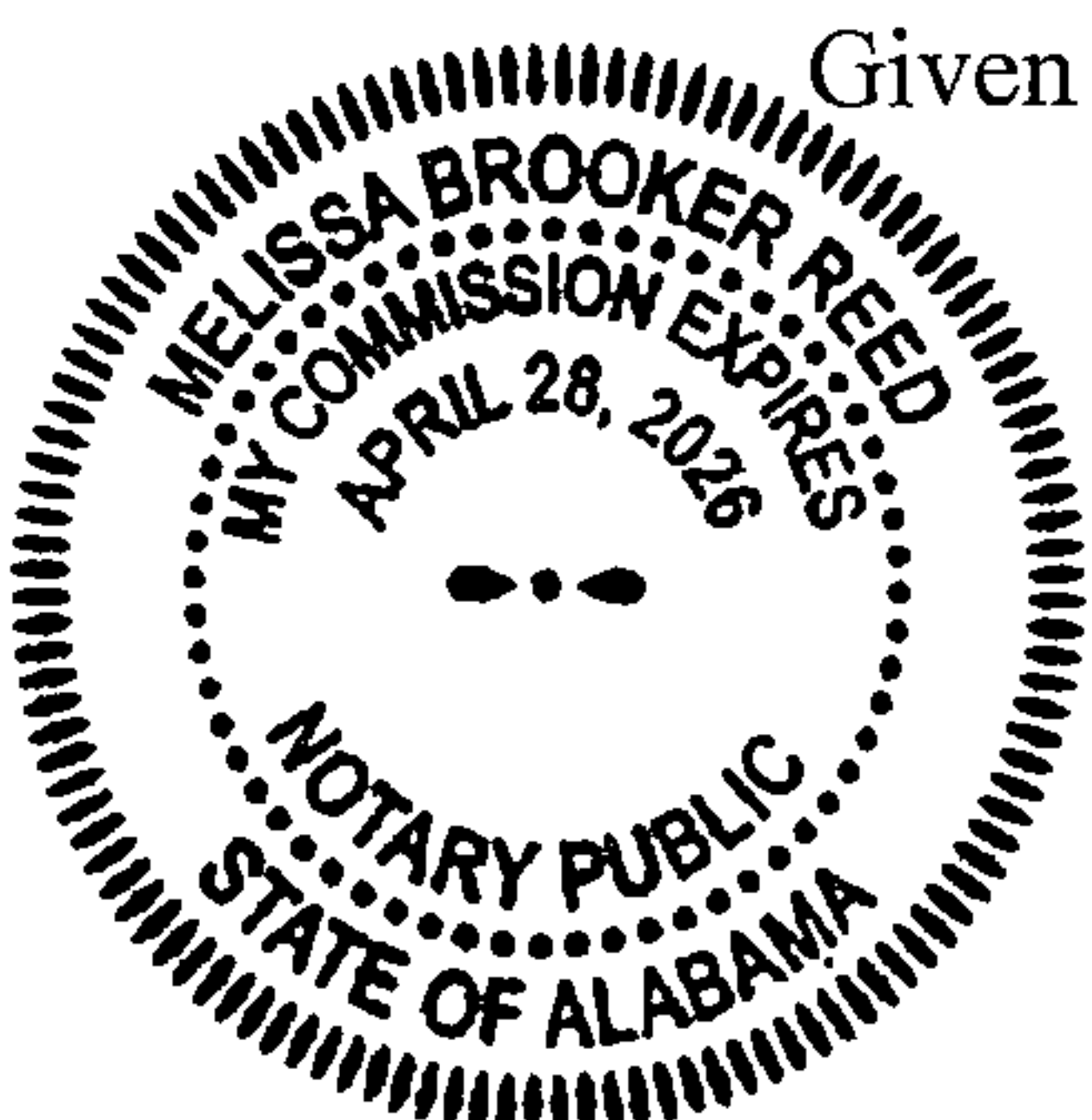
Given under my hand and official seal this 29 day of June, 2022.

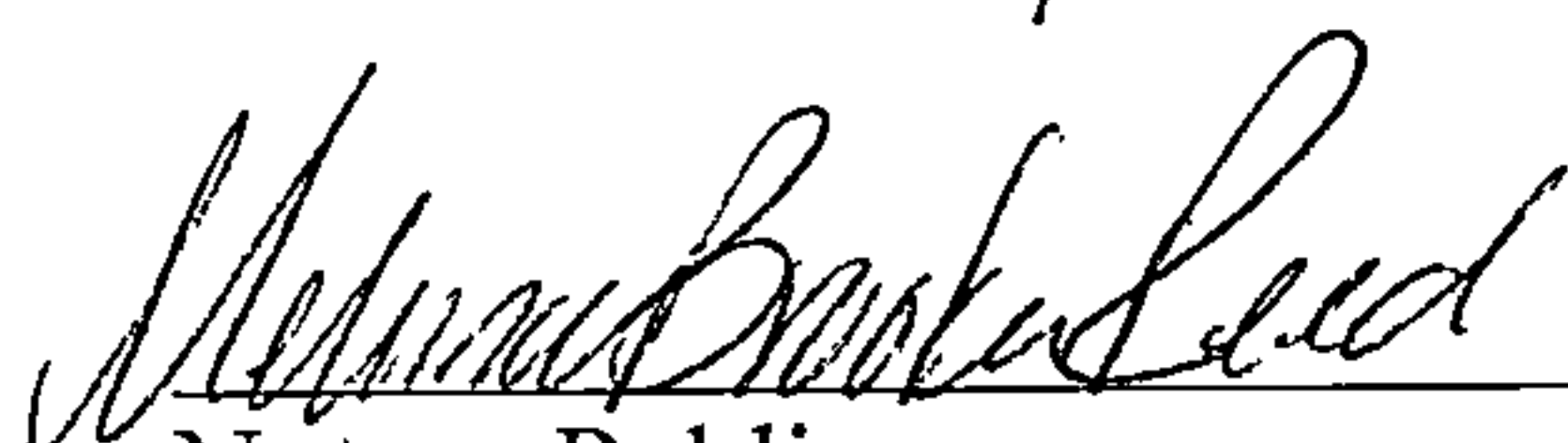

Notary Public
My Commission Expires: 9/11/2022
(SEAL)

STATE OF Alabama)
COUNTY OF Shelby)

I, the undersigned, a Notary Public in and for said State and County, do hereby certify that **Christopher Neal Dunn**, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me this date that, being informed of the contents of said conveyance and indicating a full understanding of said conveyance, he executed the same voluntarily on the date the same bears date.

Given under my hand and official seal this 5 day of July, 2022.




Notary Public
My Commission Expires: 4/28/2026

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975,

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Grantor's Name Tracy Hosey Gilliom
Mailing Address Christopher Neal Dunn
1300 Southhall Road
Birmingham, AL 35213

Grantee's Name James Dean Hosey
Mailing Address 3369 Morgan Road
Bessemer, AL 35022

Property Address Parcel ID 29 4 20 0 000 003.001
Parcel ID 29 4 20 0 000 003.002

Date of Sale
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 81,000 + 121,570 = 202,570

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 county tax value

☐ 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 6/29/2022

Print Tracy Hosey Gilliom

☐ Unattested

(verified by)

Sign

Tracy Hosey Gilliom
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1