This instrument was prepared by: Daniel Odrezin Daniel Odrezin, LLC 3138 Cahaba Heights Road Birmingham, AL 35243 Send tax notice to: Emma Manus 209 The Heights Dr Calera, AL 35040

#### WARRANTY DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)

That in consideration of ONE HUNDRED NINETY FOUR THOUSAND NINE HUNDRED AND 00/100 DOLLARS (\$194,900.00), to the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, we, Jeremy Michael Dismukes and Taylor Rabideau Dismukes, a married couple, (herein referred to as Grantors) do hereby grant, bargain, sell and convey unto Emma Manus (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 28, according to the Final Plat of Town Side Square, Sector One, as recorded in Map Book 38, Page 120, in the Probate Office of Shelby County, Alabama.

### SUBJECT TO ALL MATTERS OF RECORD

\$191,369.00 of the purchase price recited above has been paid from the proceeds of a mortgage loan closed simultaneously herewith.

\$10,000 of the purchase price recited above has been paid from the proceeds of a mortgage loan closed simultaneously herewith.

Note: Kristin Taylor Dismukes, Kristin Taylor Rabideau and Taylor Rabideau Dismukes are one and the same person.

TO HAVE AND TO HOLD unto the said grantee, his, her or their heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantee, his, her or their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we have a 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 or their heirs and assigns forever against the lawful claims of all persons.

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IN WITNESS WHEREOF, we have September, 2022.	e hereunto set our hands and seals this 14th day of
	Jeremy Michael Dismukes
	Taylor Rabideau Dismukes
STATE OF UIVE UNA	)
UIRGINIA ISENCIT COUN	JTY )
Jeremy Michael Dismukes and Taylor I foregoing conveyance and who are known to	n and for said County, in said State, hereby certify that Rabideau Dismukes whose names are signed to the to me, acknowledged before me on this day that, being e, they executed the same voluntarily on the day the
Given under my hand and official se	eal this [4] day of September, 2022.
	MEANNA E Sones Notary Public
My Commission Expires: 03/31/2	2025
	KEANNA JONES  NOTARY PUBLIC  REGISTRATION # 7739589  COMMONWEALTH OF VIRGINIA  MY COMMISSION EXPIRES 03/31/2025

### Real Estate Sales Validation Form

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

Grantor's Name <u>Jeremy Michae</u> Taylor Dismukes  Mailing Address <u>9800 Frederick</u>	sburg Road	<u>Cristin</u>	Grantee's Name Mailing Address	Emma Manus 209 The Heights Dr Calera, AL 35040	
San Antonio, The Property Address 209 The Height Calera, AL 350	shts Dr		Date of Sale Total Purchase Pric Or Actual Value Or Assessor's Market	\$	
The purchase price or actual valone) (Recordation of documentation)					e: (check
Bill of Sale Sales Contract X Closing Statement		Appraisal Other:			
If the conveyance document pre of this form is not required.	sented for recorda	ition contains a	Il of the required int	ormation referenced above	e, the ming
Grantor's name and mailing add current mailing address.	ress - provide the	Instruction name of the per		veying interest to property	y and their
Grantee's name and mailing add conveyed.	ress - provide the	name of the pe	rson or persons to w	hom interest to property	is being
Property address - the physical a interest to the property was con-		perty being con	veyed, if available.	Date of Sale - the date on	which
Total purchase price - the total at the instrument offered for record	-	e purchase of the	he property, both rea	al and personal, being con	iveyed by
Actual value - if the property is the instrument offered for record assessor's current market value.	d. This may be ev				
If no proof is provided and the valuation, of the property as det property tax purposes will be us	ermined by the lo	cal official char	ged with the respon	sibility of valuing propert	ty for
I attest, to the best of my knowl further understand that any false Code of Alabama 1975 § 40-22	e statements claim				
Date: September 14, 2022			Shan Print:	non Anders	SUT
		Filed and Recorded Official Public Records	Sign Shows (Grantor/Gra	ntee/ Owner/Agent) circle	e one
			County Alabama, County		Form RT-

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allin 5. Beyl

\$31.00 BRITTANI

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