



20220922000365620 1/4 \$508.00
Shelby Cnty Judge of Probate, AL
09/22/2022 09:55:52 AM FILED/CERT

This document prepared by:
Elizabeth A. Roland, Attorney
Roland Milling Law LLC
304 Canyon Park Dr.
Pelham, AL 35124

(Description furnished by Grantor. No
survey examined and no title examination
made by this attorney) Source of Title:
Instrument #20160922000346110,
Shelby County Judge of Probate, AL, 09/22/2016.

STATUTORY WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that, For and in consideration of the sum of Four Hundred Seventy-Five Thousand and no/100 (\$475,000.00) Dollars, cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged we **Thomas Enright, Teresa A. Hallmark, and Paul T. Enright**, Trustees or their Successors in Trust, under the **Enright Living Trust dated December 17, 2009** and any amendments thereto, hereinafter referred to as GRANTORS, and with full authority, do hereby grant, bargain, sell, transfer and convey unto **Teddy E. Sherrod**, a single man, hereafter referred to as GRANTEE, the following described property situated in Shelby County, Alabama, to-wit:

Lot 2649, according to the Survey of Weatherly Highlands The Ledges, Sector 26-Phase Two, as recorded in Map Book 38 Page 16, in the Probate Records of Shelby County, Alabama.

SUBJECT TO: taxes, restrictions, rights-of-way, exceptions, conditions, covenants and easements of records.

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

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantee, his 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 Grantors have a good right to sell and convey the same as aforesaid; that Grantors have full authority to convey the same and we will and our heirs, executors and administrators warrant and defend the same to the said Grantee, his heirs and

Shelby County, AL 09/22/2022
State of Alabama
Deed Tax: \$475.00



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assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set out hands and seals on this the 21st day of Sept., 2022.

Thomas Enright (L.S.)
Thomas Enright, as Trustee of the Enright Living Trust
Dated December 17, 2009, and any amendments thereto.

Teresa A. Hallmark (L.S.)
Teresa A. Hallmark, as Trustee of the Enright Living Trust
Dated December 17, 2009, and any amendments thereto.

Paul T. Enright (L.S.)
Paul T. Enright, as Trustee of the Enright Living Trust
Dated December 17, 2009, and any amendments thereto.

STATE OF ALABAMA)

SHELBY COUNTY)

I the undersigned, a Notary Public in and for the State of Alabama at Large, do hereby certify that **Thomas Enright**, as one of the Trustees of the Enright Living Trust, dated December 17, 2009, and any amendments thereto, whose name is signed to the foregoing conveyance, and who is known to me, and with full authority, 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 21st day of Sept., 2022.

Elizabeth A. Relf
Notary Public
My Commission Expires: April 7, 2026

STATE OF Alabama)

Shelby COUNTY)

I the undersigned, a Notary Public in and for the State of Alabama at Large, do hereby certify that **Teresa A. Hallmark**, as one of the Trustees of the Enright Living Trust, dated December 17, 2009, and any amendments thereto, whose name is signed to the foregoing conveyance, and who is known to me, and with full authority, 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 21st day of Sept, 2022.

Elizabeth A. Rolaf

Notary Public

My Commission Expires: My Commission Expires: April 7, 2026

STATE OF Alabama)

Shelby COUNTY)

I the undersigned, a Notary Public in and for the State of Alabama at Large, do hereby certify that **Paul T. Enright**, as one of the Trustees of the Enright Living Trust, dated December 17, 2009, and any amendments thereto, whose name is signed to the foregoing conveyance, and who is known to me, and with full authority, 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 21st day of Sept, 2022.

Elizabeth A. Rolaf

Notary Public

My Commission Expires: My Commission Expires: April 7, 2026

Send tax notice to:
Teddy E. Sherrod
374 Oxford Way
Pelham, AL 35124

Real Estate Sales Validation Form

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

Grantor's Name Thomas Enright, Trustee for
Mailing Address Enright Living Trust
374 Oxford Way
Pelham, AL 35124

Grantee's Name Teddy E. Sherrod
Mailing Address 3458 Indian Lake Lane
Pelham, AL 35124


Property Address 374 Oxford Way
Pelham, AL 35124

Date of Sale 9/ /2022
Total Purchase Price \$ 475,000.00
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
☐ Sales Contract
☒ Closing Statement

- ☐ Appraisal
☐ Other _____


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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 9-21-2022

Print Thomas Enright

Unattested

Sign

Thomas Enright

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1