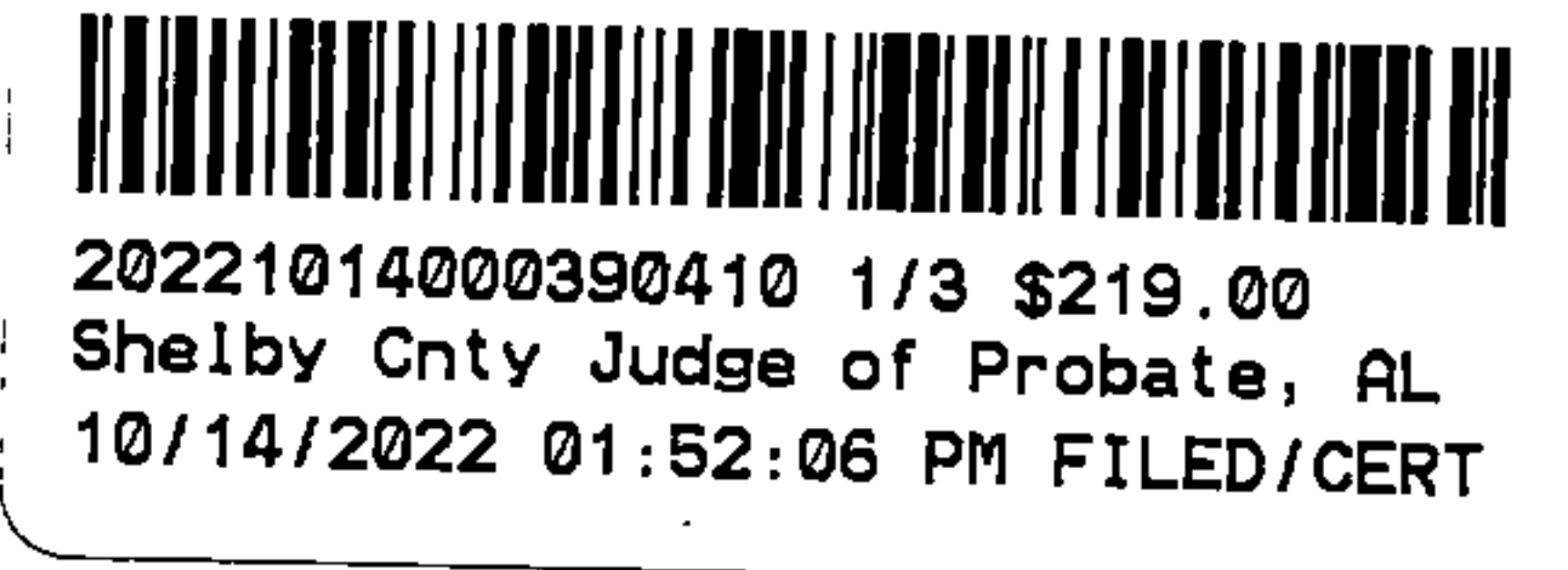


This instrument prepared by:  
Eric E. Young  
1512 Alex Dr.  
Birmingham, AL. 35210

Send Tax Notice to:  
Stephanie F. Bradley  
110 Walking Horse Trace  
Alabaster, AL. 35007

**NO TITLE SEARCH PERFORMED**



**WARRANTY DEED**

**STATE OF ALABAMA  
SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of the sum of Ten Dollars (\$10.00) , and other good and valuable consideration, in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned Stephanie F. Bradley (hereinafter called Grantor), and conveys to Alanna Bradley, a single woman, Marques Bradley, a single man, and Kourtni Bradley, a single woman, (hereinafter called Grantees), all his/her right, title, interest and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

**Legal Description:**

**Lot 25, according to the Map and Survey of Saddle Lake Farms, Second Addition, Phases 3, 4, 5, 6, and 7, as recorded in Map Book 29, Page 34, in the Probate Office of Shelby County, Alabama**

TOGETHER WITH all improvements thereon and appurtenances thereto belonging or in any way appertaining and all right, title, and interest of Grantor in and to any and all roads, alleys, and ways bounding said premises (collectively the "Subject Property").

This conveyance is made subject to the following:


1. Ad valorem taxes for the current tax year which grantees herein assume and agree to pay.
2. All recorded encumbrances, if any, recorded or unrecorded easements, liens, rights-of-way, and other matters of record in the Probate Office of Shelby County, Alabama, together with any deficiencies in quantity of land, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the property conveyed herein.
3. Stephanie F. Bradley retains a life-estate interest in the subject property. It is specifically understood that Grantees, Alanna Bradley, Marques Bradley, and Kourtni Bradley, shall not sell, convey, or encumber the above referenced property during the lifetime of Stephanie F. Bradley, without the written consent of Stephanie F. Bradley.

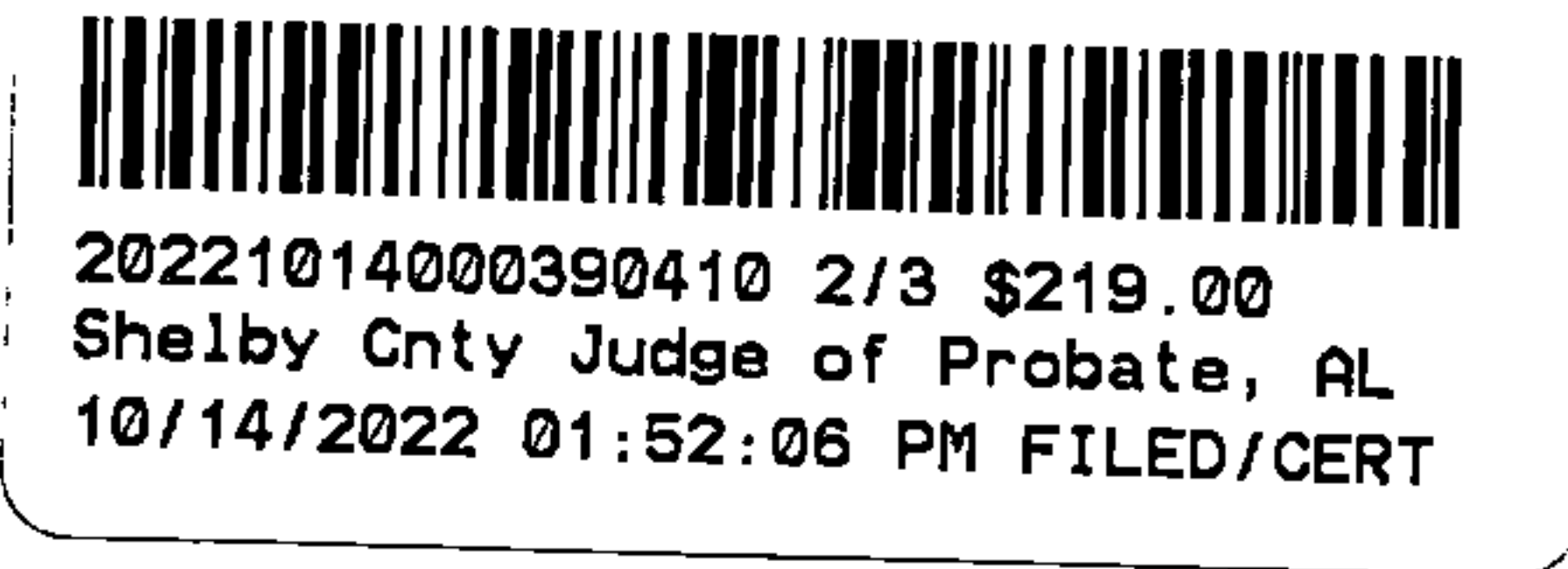
Shelby County, AL 10/14/2022  
State of Alabama  
Deed Tax: \$189.00

TO HAVE AND TO HOLD to the said Grantees, their heirs, executors, and assigns forever.

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 3<sup>rd</sup> day of October 2022.

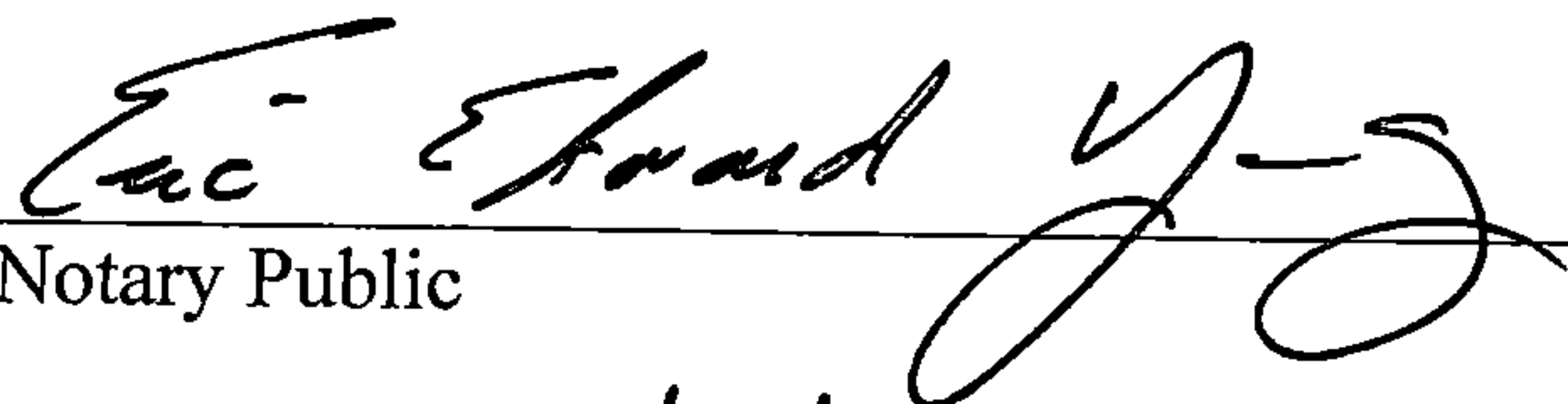
  
Stephanie F. Bradley

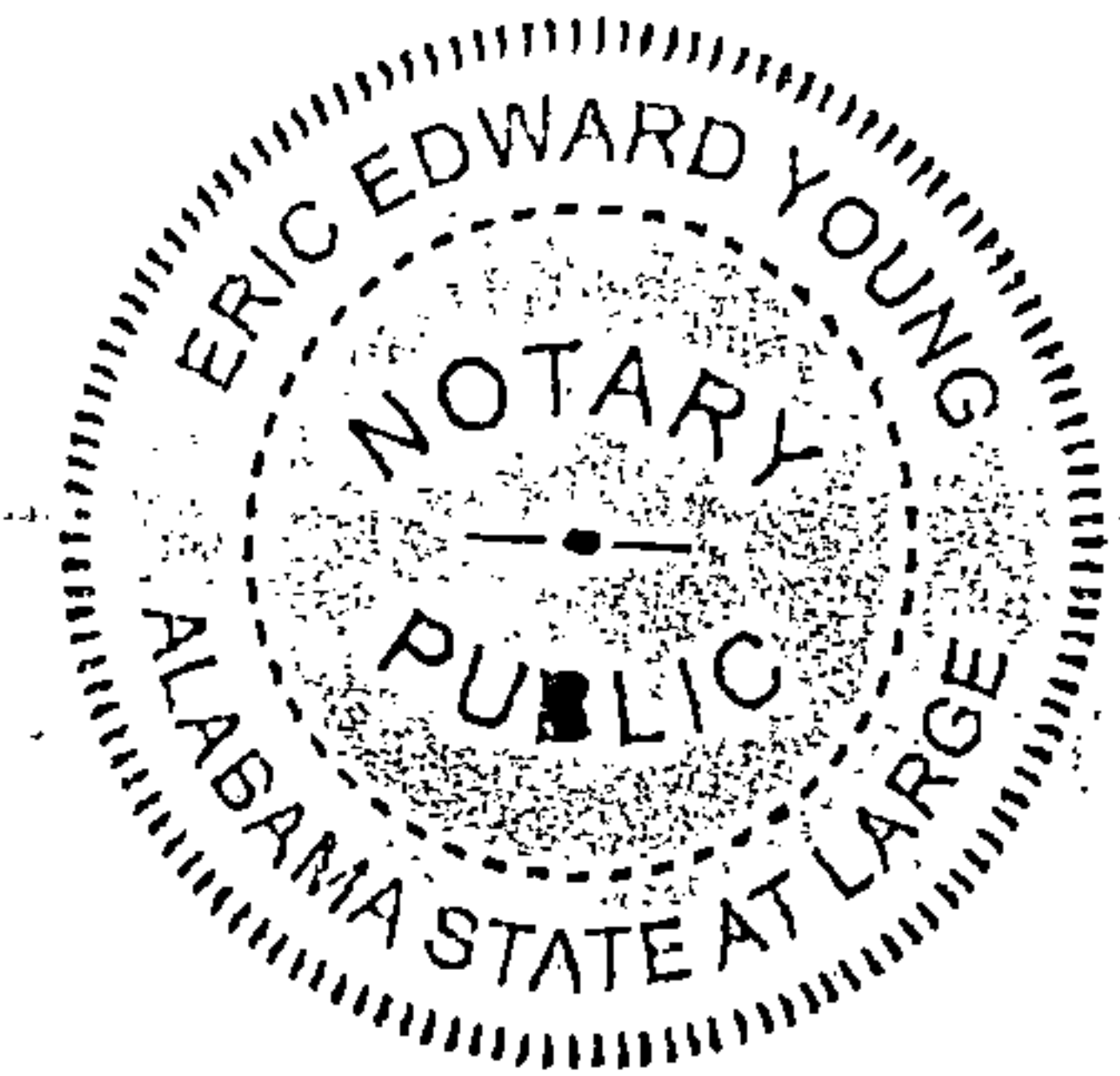


STATE OF ALABAMA  
SHLEBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Stephanie F. Bradley, whose name is signed to the foregoing conveyance, and who is known to me, acknowledge before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date. Given under my hand and official seal this 3<sup>rd</sup> day of October 2022.

  
Notary Public  
8/7/23





# Real Estate Sales Validation Form

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

Grantor's Name Stephanie F. Brady  
Mailing Address 110 Walking Horse Trace  
Alabaster, AL  
35007

Grantee's Name Alanna Bradley, Marcus  
Mailing Address Bradley Kourtnei Bradley

Property Address 110 Walking Horse Trace  
Alabaster, AL 35007

Date of Sale \_\_\_\_\_

Total Purchase Price \$ \_\_\_\_\_

or

Actual Value \$ \_\_\_\_\_

or

Assessor's Market Value \$ 377,500

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  
1/2 Other 188,750

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 \_\_\_\_\_

Print Stephanie F. Brady

Unattested



20221014000390410 3/3 \$219.00  
Shelby Cnty Judge of Probate, AL  
10/14/2022 01:52:06 PM FILED/CERT

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1