

**\$322,973.00 of the purchase price recited below was paid from mortgage loan closed simultaneously herewith.**

This instrument prepared by:  
Rodney Davis  
Law Office of Rodney Davis, LLC  
4625 Valleydale Road  
Birmingham, AL 35242

SEND TAX NOTICE TO:  
Allesha Michelle Coleman  
4841 Keith Dr.  
Birmingham, AL 35242

**WARRANTY DEED**

**THIS INDENTURE** made this the 13<sup>th</sup> day of October in the year 2022, between **WILLIAM V. MCGREGOR AND MARGO G. MCGREGOR, A MARRIED COUPLE**, as party or parties of the first part, hereinafter called Grantor, and **ALLESHA MICHELLE COLEMAN, AN UNMARRIED PERSON**, as party or parties of the second part, hereinafter called Grantee (the words "Grantors" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

**WITNESSETH** that: Grantors, for and in consideration of the sum of THREE HUNDRED TWENTY-EIGHT THOUSAND, NINE HUNDRED THIRTY-TWO AND NO/100 and other good and valuable consideration (\$328,932.00) in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee the following described real estate situated in Shelby County, Alabama, to wit:

**LOT 12, BLOCK 12, ACCORDING TO THE SURVEY OF BROKEN BOW SOUTH, AS RECORDED IN MAP BOOK, 11 PAGE 82, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

**Subject to existing easements, restrictions, set back lines, rights of way, limitations, if any, of record.**

**Property Address:** 4841 Keith Dr Birmingham, AL 35242

**TO HAVE AND TO HOLD**, all and singular, the above mentioned and described premises, together with appurtenances, unto the said Grantee, its successors, and assigns, together with every contingent remainder and right of reversion.

**AND THE SAID** Grantor will warrant and forever defend the right and title to the above-described property unto the said Grantee against the claims of all persons whomsoever.

**IN WITNESS WHEREOF**, Grantor has hereunto set Grantor's hand and seal this 13<sup>th</sup> day of October 2022.


  
**WILLIAM V. MCGREGOR**

  
**MARGO G. MCGREGOR**

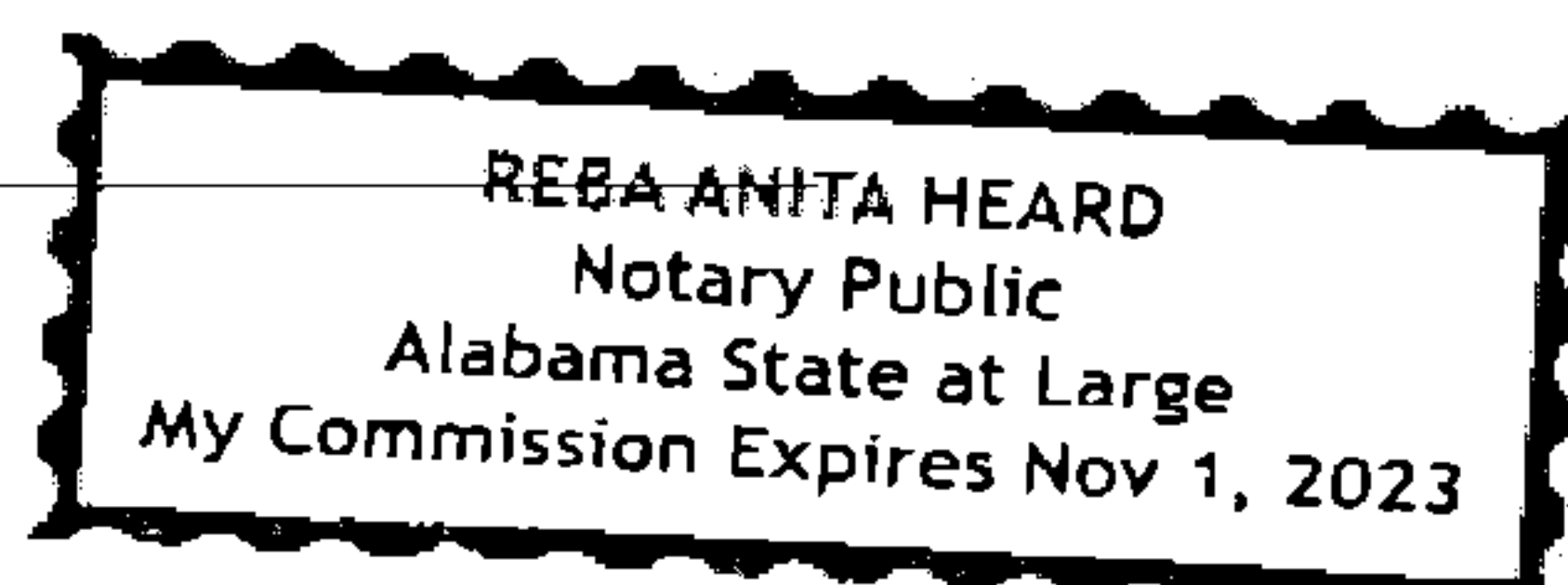
STATE OF ALABAMA                    )  
COUNTY OF SHELBY                )

I, the Undersigned Authority, a Notary Public in and for said county and state, hereby certify that **WILLIAM V. MCGREGOR AND MARGO G. MCGREGOR** whose names are signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date that being informed of the contents of the conveyance, he executed the same voluntarily on the date the same bears date.

Given under my hand this 13<sup>th</sup> day of October 2022.

  
Notary Public

My Commission expires: \_\_\_\_\_





Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/17/2022 11:07:44 AM
\$31.00 PAYGE
20221017000391320

Allesha S. Beal

Real Estate Sales Validation Form

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

Grantor's Name William V. McGregor & Margo G. McGregor
Mailing Address 5054 Stratford Road
Birmingham, AL 35242

Grantee's Name Allesha Michelle Coleman
Mailing Address 4841 Keith Drive
Birmingham, AL 35242

Property Address 4841 Keith Drive
Birmingham, AL 35242

Date of Sale 10/13/2022
Total Purchase Price \$328,932.00

or
Actual Value \$

or
Assessor's Market Value \$304,500.00

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

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 10/17/22

Print Reba A. Heard

Unattested (verified by)

Sign (Grantor/Grantee/Owner/Agent) circle one