

This document prepared by:
Law Office of John A. Gant, P.C.
200 Office Park Drive, Suite 210
Birmingham, AL 35223

Send tax notice to:
Mary Ann Abrams
165 Rossburg Dr.
Calera, AL 35040

GENERAL WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL PERSONS BY THESE PRESENTS:

That in consideration of Two Hundred Eighteen Thousand and 00/100 Dollars (\$218,000.00) to the undersigned GRANTORS in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, I, DINA PATRICE HOLSOMBACK, Personal Representative of the Estate of Elizabeth Parry Carney, deceased, Shelby County Probate Case #PR-2022-000552 (herein referred to as GRANTOR), do grant, bargain, sell and convey unto MARY ANN ABRAMS (herein referred to as GRANTEE), the following described real estate situated in Shelby County, Alabama:

Lot 72, according to the Survey of Rossburg Sector II, as recorded in Map Book 36, page 38, in the Probate Office of Shelby County, Alabama.

One Hundred Eighty Five Thousand Three Hundred and 00/100 Dollars (\$185,300.00) of the consideration is from a purchase money first mortgage filed simultaneously herewith.

Subject to all matters of public record including, but not limited to, easements, restrictions, covenants, and/or rights of way. Also subject to any and all matters visible by a survey. Title to mineral and mining rights is not warranted herein.

And I, as Personal Representative, do for myself and for my executors and administrators covenant with said GRANTEES, their heirs and assigns, that the estate is lawfully seized in fee simple of said premises, that it is free from all encumbrances, unless otherwise noted above, that I, as Personal Representative, have a good right to sell and convey the same as aforesaid, and that I, as Personal Representative, and my executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

Dated this the 28th day of October, 2022.

Dina Patrice Holsomback

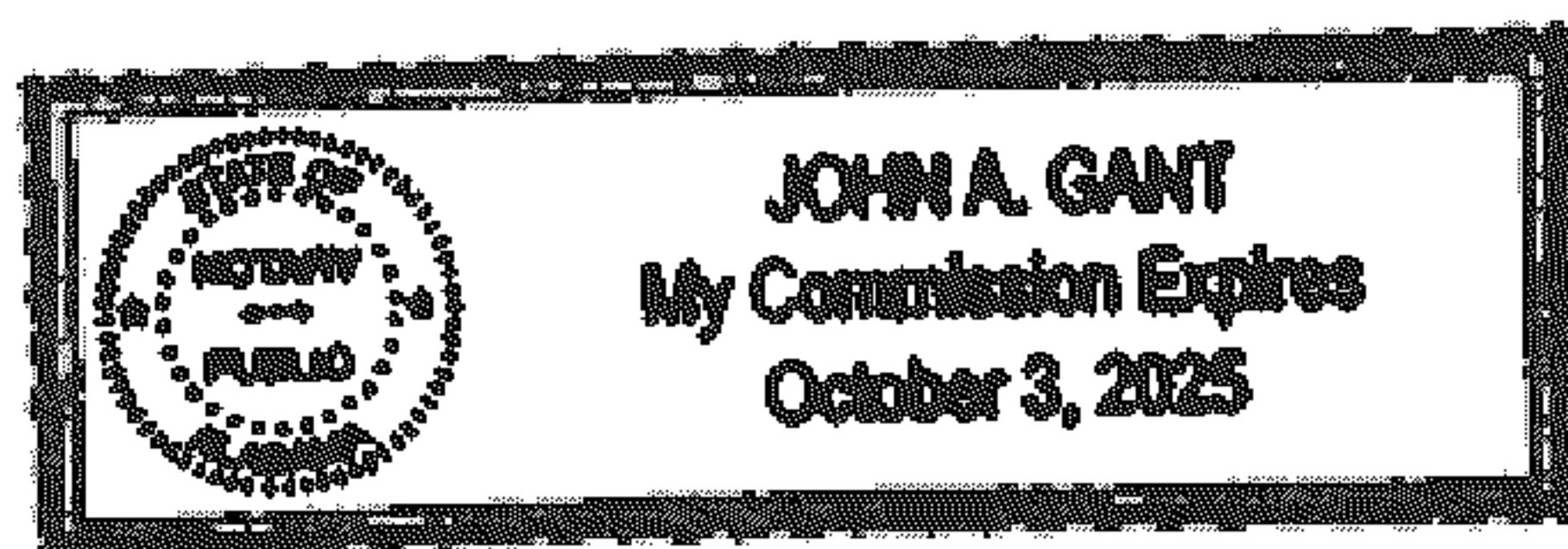
DINA PATRICE HOLSOMBACK, Personal Representative
of the Estate of Elizabeth Parry Carney, deceased,
Shelby County Probate Case #PR-2022-000552

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that DINA PATRICE HOLSOMBACK, Personal Representative of the Estate of Elizabeth Parry Carney, deceased, Shelby County Probate Case #PR-2022-000552 whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that being informed of the contents of the conveyance, she, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 28th day of October, 2022.

John A. Gant
NOTARY PUBLIC: JOHN A. GANT
My commission expires: 10/3/2025





Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 11/02/2022 10:48:25 AM
 \$61.00 CHARITY
 20221102000410560

Allen S. Bayl

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>Estate of Elizabeth Parry Carney</u>	Grantee's Name	<u>Mary Ann Abrams</u>
Mailing Address	<u>1565 Highway 98</u>	Mailing Address	<u>165 Rossburg Dr.</u>
	<u>Montevallo, AL 35115</u>		<u>Calera, AL 35040</u>
Property Address	<u>165 Rossburg Dr.</u>	Date of Sale	<u>10/28/2022</u>
	<u>Calera, AL 35040</u>	Total Purchase Price \$	<u>218,000.00</u>
		or	
		Actual Value \$	
		or	
		Assessor's Market Value \$	

The purchase price or current assessor's market value claimed on this form can be verified in the following documentary evidence: (check one)

☐ Mortgage
☐ Bill of Sale
☒ Sales Contract

☒ Closing Statement
☐ Other

* The deed or other instrument of like character offered for recordation which conveys property cannot be used as documentary evidence

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.

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 being conveyed.

Actual value - if the property is not being sold, the true value of the property being conveyed. This may be evidenced by an appraisal conducted by a licensed appraiser.

Current Assessor's market value - if no proof is provided, 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.

Any person who intentionally fails to provide the proof required or presents false proof shall be subject to a penalty of \$100 or 25% of the taxes due, whichever is greater.

I hereby affirm that to the best of my knowledge and belief the information contained in this document is true and complete.

Date 10/28/2022

Print John A. Gant

Sign

John A. Gant
 (Owner) (Agent) circle one