

Send Tax Notice to:
Mr. Teddy Lee Hannah
2141 15th Street
Calera, Alabama 35040

This instrument was prepared by:
ELLIS, HEAD, OWENS, JUSTICE & ARNOLD
113 North Main Street
P. O. Box 587
Columbiana, Alabama 35051


20221109000418400 1/3 \$111.00
Shelby Cnty Judge of Probate, AL
11/09/2022 10:27:48 AM FILED/CERT

GENERAL WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and 00/100 Dollar (\$1.00) and other good and valuable consideration, to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, I, **PAULA JEAN KROMER**, an unmarried woman (herein referred to as Grantor), do grant, bargain, sell and convey unto **TEDDY LEE HANNAH** (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lots 12 and 13, in Block 257 according to J. H. Dunstan's map of the Town of Calera, Alabama, recorded in the Probate Office of Shelby County, Alabama.

W. E. Lowery, a grantor and grantee in deed recorded in Real Book 083, page 983, Probate Office of Shelby County, Alabama, died on February 7, 1988.

It is the intention of the Grantor to describe and convey all property acquired in deed recorded in Real Book 083, page 983, Probate Office of Shelby County, Alabama, except for Lot 14.

The above referenced property was conveyed to Jacob Fred Kromer and wife, Paula Jean Kromer, as joint tenants with right of survivorship, by deed recorded on July 12, 1996, as Instrument No. 1996-22519. Jacob Fred Kromer died on or about 2/1/2022.

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

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantee, his heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims of all persons.



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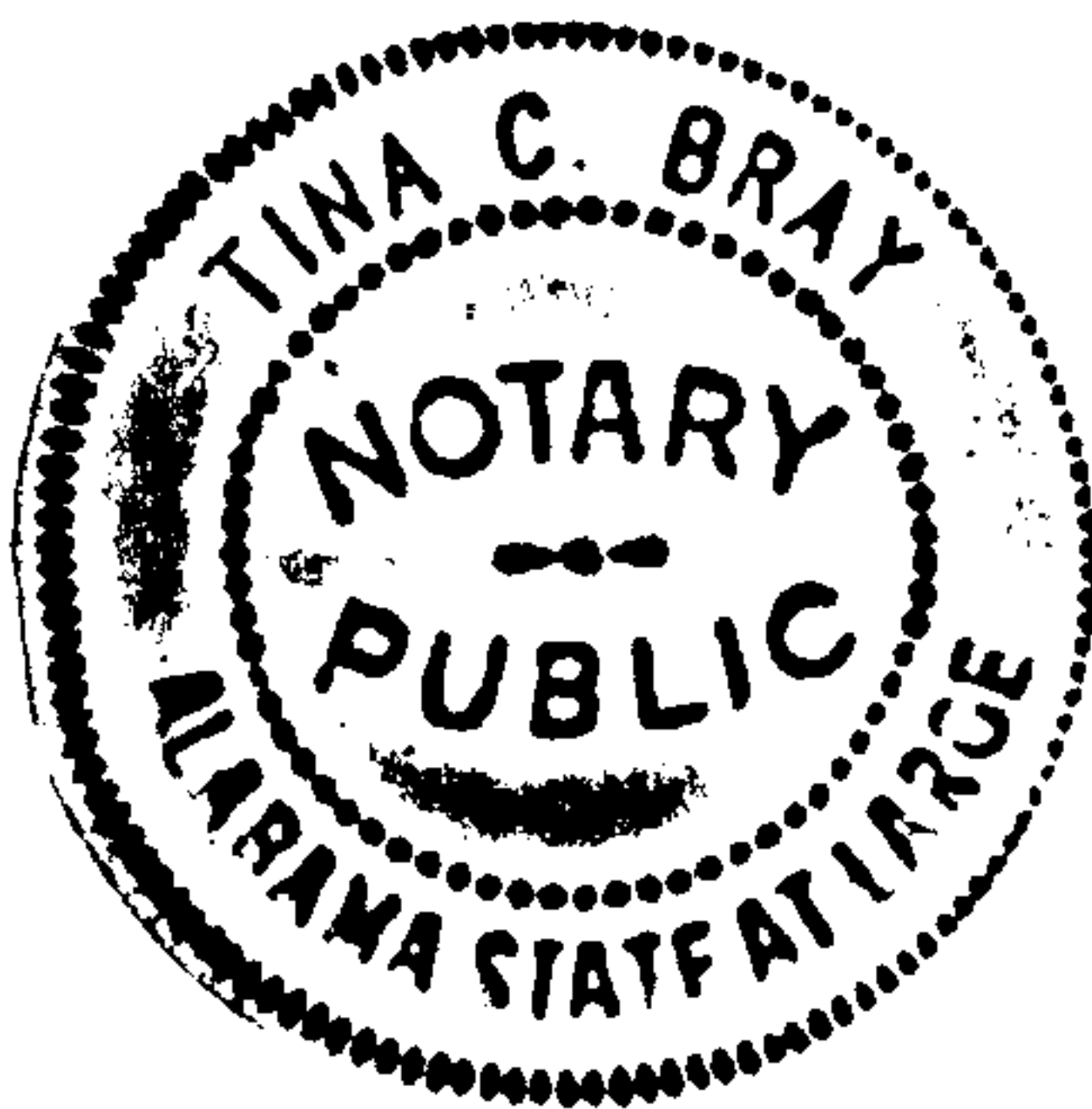
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 27th
day of October, 2022.

Paula Jean Kromer (SEAL)
Paula Jean Kromer

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a notary public in and for said County, in said State, hereby certify that Paula Jean Kromer, an unmarried woman, 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 27th day of October, 2022.



Tina C. Bray (SEAL)
Notary Public
My Commission Expires: 8-6-2023

Real Estate Sales Validation Form

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

Grantor's Name Paula Jean Kromer
Mailing Address P. O. Box 56
Calera, Alabama 35040

Grantee's Name Teddy Lee Hannah
Mailing Address 2141 15th Street
Calera, Alabama 35040

Property Address 2141 15th Street
Calera, Alabama 35040

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 82,830.00



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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 Property Tax Commissioner

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 10-27-2022

Print

Paula Kromer

Sign

Paula Kromer

☐ Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1