

This instrument prepared by:
Kenneth D. Davis
700 Towncenter Blvd., Suite 4
Tuscaloosa, AL 35406

STATE OF ALABAMA

SHELBY COUNTY

WARRANTY DEED

This indenture is made by and between **Memnon Tierce, a married man** (hereinafter "Grantor"), and **Courtney Shields**, (hereinafter "Grantee").

Grantor, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars and other good and valuable consideration, the receipt and sufficiency whereof is hereby acknowledged, does hereby grant, bargain, sell, and convey unto the said Grantee, her heirs, and assigns forever, the following described real property located in Shelby County Alabama, to wit:

Lot 1A, according to the Resurvey of Heatherwood Forest, Sector 1 and Lot 22 Heatherwood, 4th Sector, 2nd addition, as recorded in Map Book 33, Page 16 in the Probate Office of Shelby County, Alabama.

This conveyance is hereby made subject to restrictions, easements and rights of way of record in the Probate Office of Shelby County, Alabama.

Grantor hereby certifies that the subject property is not his homestead or the homestead of his spouse.

Together with all and singular the tenements, hereditaments, and appurtenances, thereto belonging.

TO HAVE AND TO HOLD, all the singular, the above-mentioned and described premises, together with the appurtenances, unto the said Grantee, her heirs or assigns forever. And the Grantor covenants and agrees with the Grantee that he is seized of an indefeasible estate in fee simple in and to said property, except as may be set forth above; that he has the lawful right to sell and convey the same as aforesaid; that the said property is free from all mortgages, liens, and encumbrances unless otherwise noted herein; that Grantee is entitled to the immediate possession thereof; and that Grantor will forever warrant and defend the title to the same and the possession thereof unto the Grantee, her heirs or assigns, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, the undersigned has set his hand and seal as of this

18 day of November, 2022.



Memnon Tierce


STATE OF ALABAMA

TUSCALOOSA COUNTY

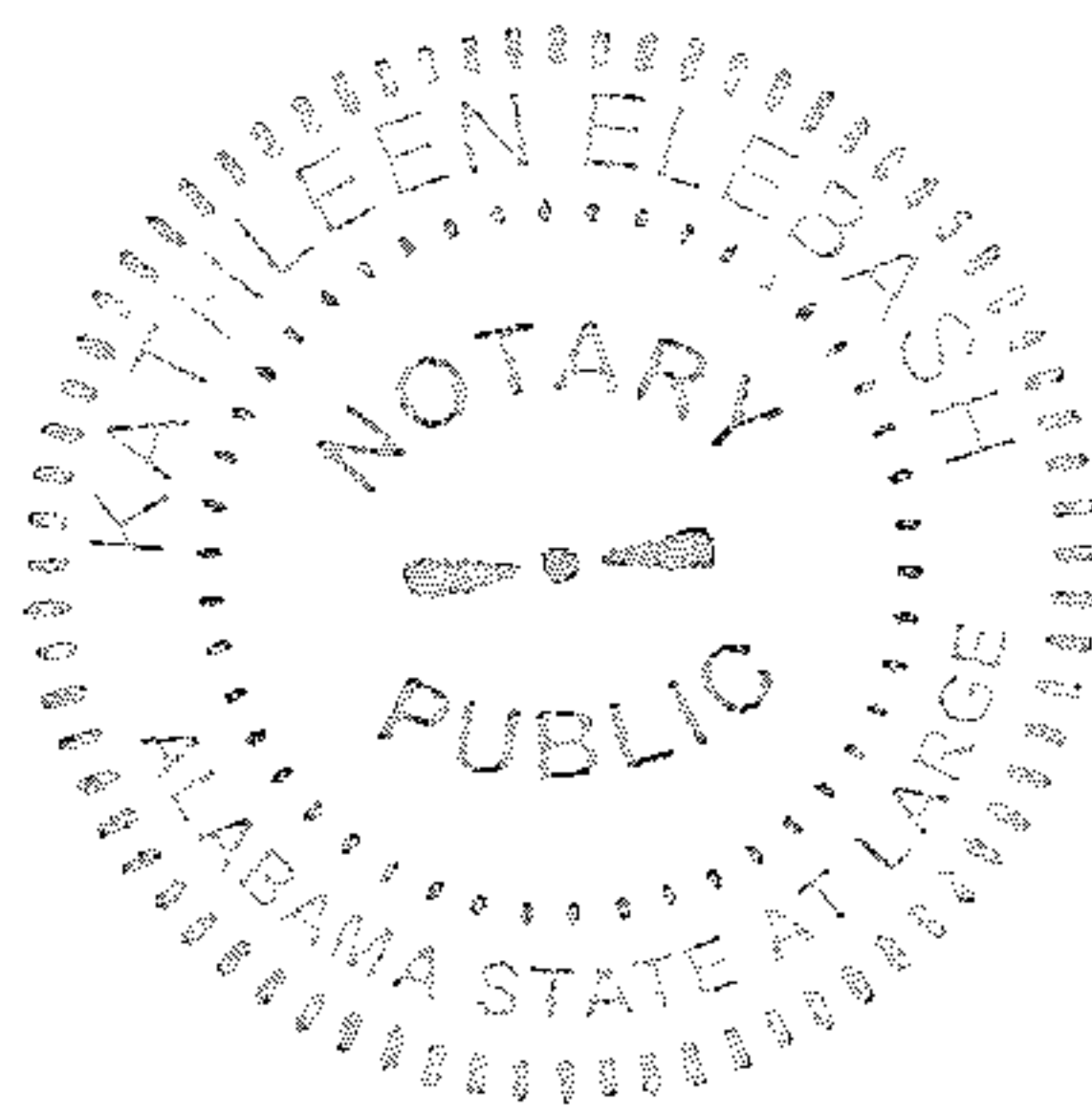
I, the undersigned authority, a Notary Public in and for the State of Alabama at Large, do hereby certify that Memnon Tierce, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

In Witness Whereof, I hereunto set my hand and official seal on this the 18 day of November, 2022.

My commission expires:
8/29/23



Notary Public



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>Memnon Tierce</u>	Grantee's Name	<u>Courtney Shields</u>
Mailing Address	<u>11300 Terrapin Lane</u> <u>Northport, AL 35475</u>	Mailing Address	<u>635 Bayhill Drive</u> <u>Birmingham, AL 35244</u>
Property Address	<u>635 Bayhill Drive</u> <u>Birmingham, AL 35244</u>	Date of Sale	<u>11/18/2022</u>
		Total Purchase Price	<u>\$ 300,000.00</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</u>

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input checked="" type="checkbox"/> Closing Statement	

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 Angie Woods
 _____ Unattested _____ Sign *Angie Woods*
 (verified by) _____ (Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 11/21/2022 11:53:36 AM
 \$29.00 PAYGE
 20221121000428570

Allie S. Bayl