

This instrument was prepared by:
(Name) Joseph E. Walden, Attorney
(Address) P.O. Box 1610
Alabaster, AL 35007

Send Tax Notice to:
(Name) R. Anthony Duke
(Address) 1220 8th Ave. SW
Alabaster, AL 35007

WARRANTY DEED

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten Thousand and .00/100s (\$10,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the **GRANTEE** herein, the receipt whereof is acknowledged, I,

Tracey Jordan, an unmarried woman, formerly known as Tracey Duke and formerly known as Tracey Elaine Duke (herein refereed to as grantors) does grant, bargain, sell and convey unto

R. Anthony Duke

(herein referred to as **GRANTEE**) in fee simple, the following described real estate situated in Shelby County, Alabama to-wit:

Lot 6, Block 2, according to the Survey of Bermuda Hills, First Sector, as recorded in Map Book 6, page 1 in the Probate Office of Shelby County, Alabama.

This Deed prepared without benefit of title abstract or examination at grantees and grantor's request.

This Deed prepared without benefit of survey at grantees and grantors request.

This Deed is prepared pursuant to grantor's and grantee's Decree of Divorce styled Robert Anthony Duke v. Tracey Elaine Duke, Shelby County Circuit Court Case #DR-1994-660.01 and subsequent Domestic Relations Order in Robert Anthony Duke vs. Tracey Elaine Duke, Shelby County Circuit Court Case #DR-1994-660.03.

Tracey Jordan, Tracey Elaine Duke and Tracey Duke are all one in the same person.

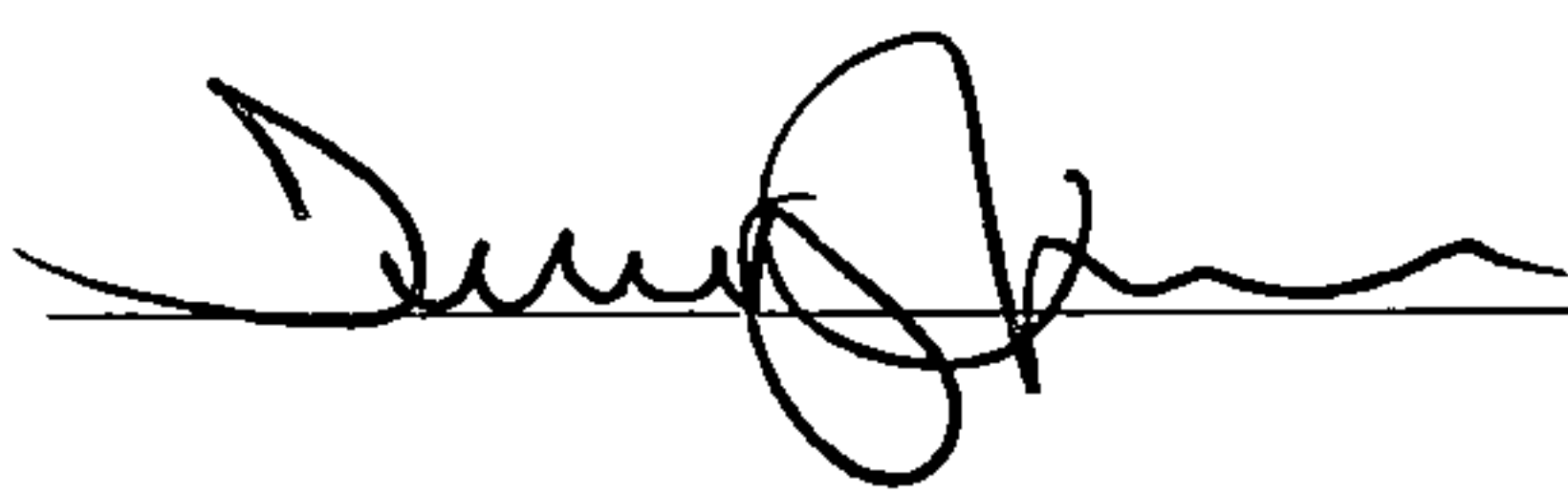
Subject to easements, restrictions, rights of way, liens and encumbrances of record.

Subject to applicable zoning and subdivision regulations, if any.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said **GRANTEE**, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said **GRANTEE**, his, her or their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 13th day of December, 2022.

WITNESS



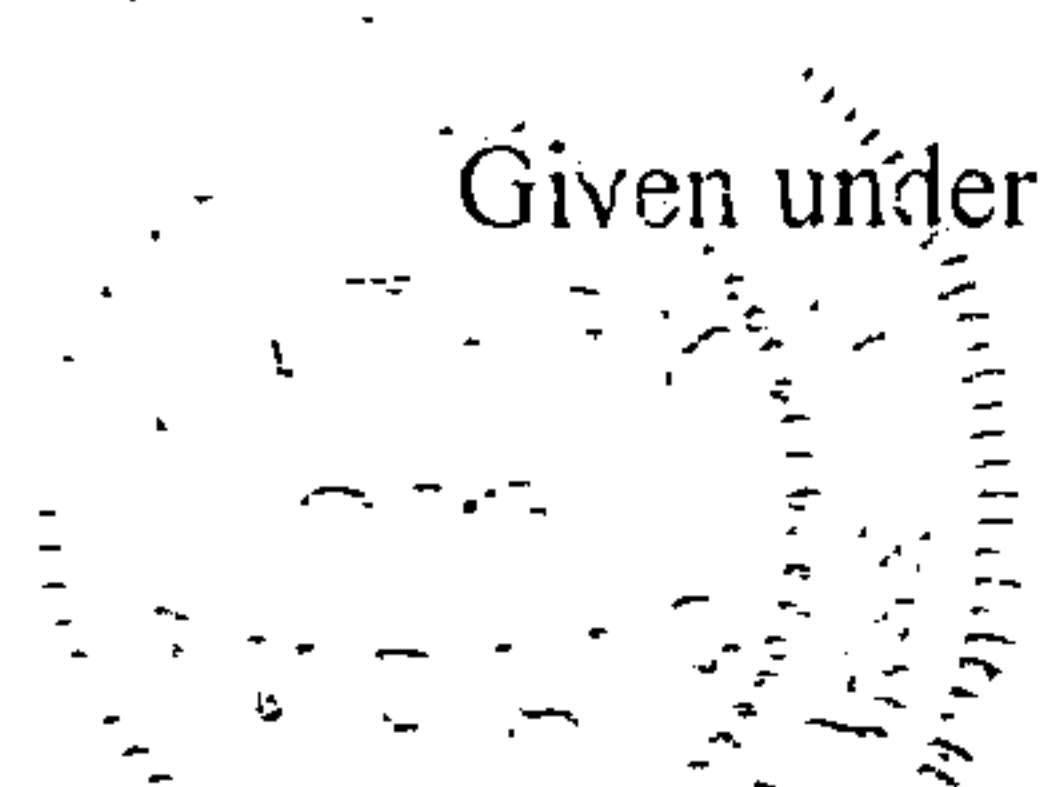
(Seal)

(Seal)

STATE OF ALABAMA
SHELBY COUNTY

I, Joseph E. Walden, a Notary Public in and for said County, in said State, hereby certify that Tracey Jordan, formerly known as Tracey Elaine Duke and formerly known as Tracey Duke, 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 13th day of December, 2022.


JOSEPH E. WALDEN
My Commission Expires:
Notary Public, Alabama State at Large
My Commission Expires July 8, 2026


Notary Public

Real Estate Sales Validation Form

20221216000453760 2/2 \$248.00
Shelby Cnty Judge of Probate, AL
12/16/2022 02:58:09 PM FILED/CERT

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

Grantor's Name TRACY JOHANN
Mailing Address 3880 Hwy 22
Montevallo, AL
35115

Grantee's Name ROBERT DUKE
Mailing Address 1220 8th Ave SW
HUNTSVILLE, AL 35007

Property Address 1220 8th AVE SW
HUNTSVILLE, AL 35007

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 221,780

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 12-15-22

Print MONICA DUKE Monica Duke

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1