

This instrument was prepared by:
David P. Condon, P.C.
100 Union Hill Drive Suite 200
Birmingham, AL 35209

Send tax notice to:
Thomas J. Fisher
6052 Brookhill Circle
Birmingham, AL 35242

STATUTORY WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **THREE HUNDRED THOUSAND AND 00/100 Dollars (\$300,000.00)** to the undersigned grantors in hand paid by the grantee herein, the receipt and sufficiency of which is acknowledged, we,

Gordon Wesley Pruet, Sr. and Paty Reynolds Pruet, husband and wife

(hereinafter referred to as “Grantors”) do grant, bargain, sell and convey unto

Thomas J. Fisher

(hereinafter referred to as “Grantee”) the following described real estate situated in Shelby County, Alabama to-wit:

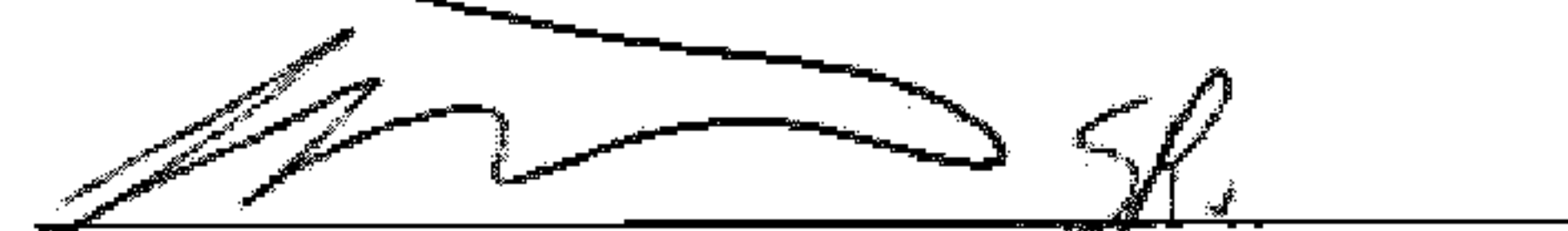
Lot 99 and 99A, according to the Survey of Meadow Brook Highlands, an Eddleman Community, as recorded in Map Book 14, Page 21 A & B, in the Probate Office of Shelby County, Alabama.

- Subject to:
- (1) 2023 ad valorem taxes not yet due and payable;
 - (2) all mineral and mining rights not owned by the Grantor; and
 - (3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

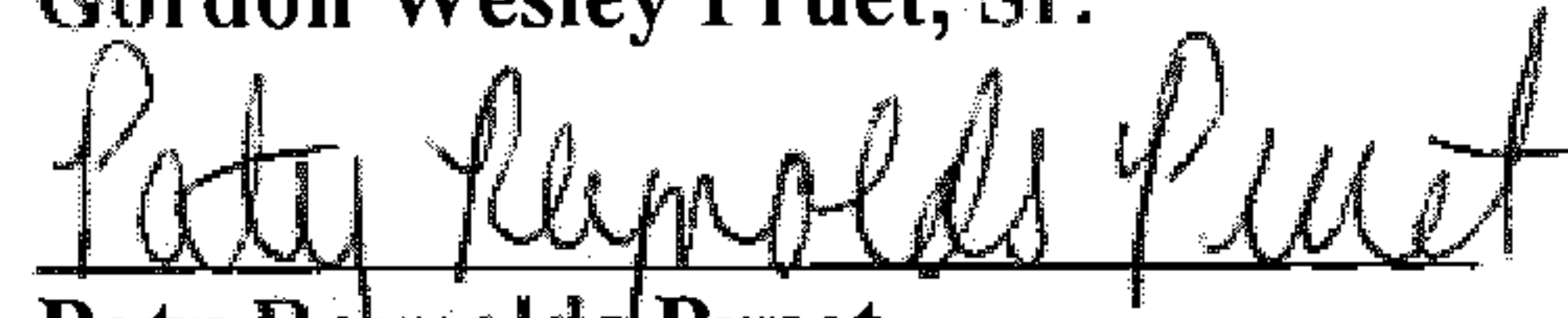
TO HAVE AND TO HOLD unto Grantee his/her heirs and assigns, forever;

Grantor makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the Grantor has neither permitted nor suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the Grantor.

IN WITNESS WHEREOF, we have set our hands and seals, this 10th day of February,
2023



Gordon Wesley Pruet, Sr.



Paty Reynolds Pruet

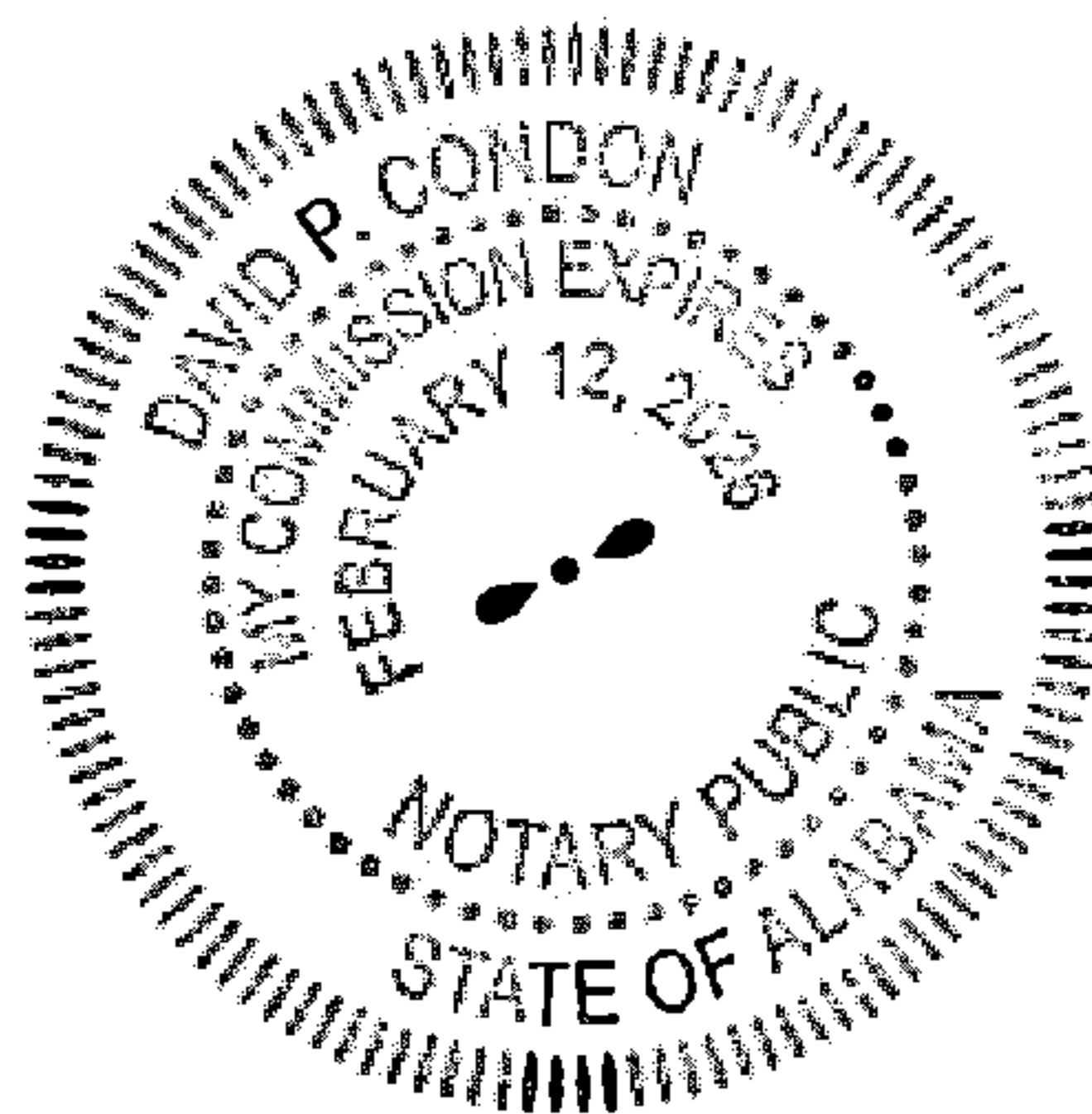
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Gordon Wesley Pruet, Sr. and Paty Reynolds Pruet whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10th day of February, 2023.



Notary Public: David P. Condon
My Commission Expires: 02.12.2026



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>Gordon Wesley Pruet, Sr. and Paty Reynolds</u>	Grantee's Name	<u>Thomas J. Fisher and Alexa Y. Fisher</u>
Pruet		Mailing Address	<u>6052 Brookhill Circle</u>
Mailing Address	<u>3121 Brookhill Drive</u> <u>Birmingham, AL 35242</u>		<u>Birmingham, AL 35242</u>
Property Address	<u>6056 Brookhill Circle</u> <u>Birmingham, AL 35242</u>	Date of Sale	<u>February 10, 2023</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)

☐ Bill of Sale	☐ Appraisal
☐ Sales Contract	☐ Other:
☒ 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	<u>2/10/23</u>	Print	<u>Gordon</u>
☐ Unattested		Sign	<u>[Signature]</u>
	(verified by)		(Grantor/Grantee/ Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/13/2023 11:24:59 AM
\$328.00 BRITTANI
20230213000037340

Form RT-1

Alvin S. Boyd