

This instrument was prepared by:  
Heath S. Holden, Attorney at Law, LLC  
PO Box 43281  
Birmingham, AL 35243  
File No. 2023-123

Send Tax Notice To: DEEDS 1/3  
GABRIEL LEIGH THREATT  
131 High Ridge TRCE  
Pelham, AL 35124

### GENERAL WARRANTY DEED

**STATE OF ALABAMA     )**  
**SHELBY COUNTY    )**

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of TWO HUNDRED FORTY THOUSAND AND 00/100 (\$240,000.00), and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **CURTIS FURGASON, a married man**, (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **GABRIEL THREATT** (herein referred to as GRANTEE), his/her heirs and assigns, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

**Lot 78, according to the Final Plat High Ridge Village, Phase 4, as recorded in Map Book 29, Page 83, in the Probate Office of Shelby County, Alabama.**

Subject to existing easements, current taxes, restrictions and covenants, set-back lines, rights of way and mortgages, if any, of record.

\$237,600.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

The above referenced property is not the homestead of the grantor or his spouse.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, his heirs and assigns forever.

AND SAID GRANTOR, for said GRANTOR'S successors and assigns covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S successors and assigns shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

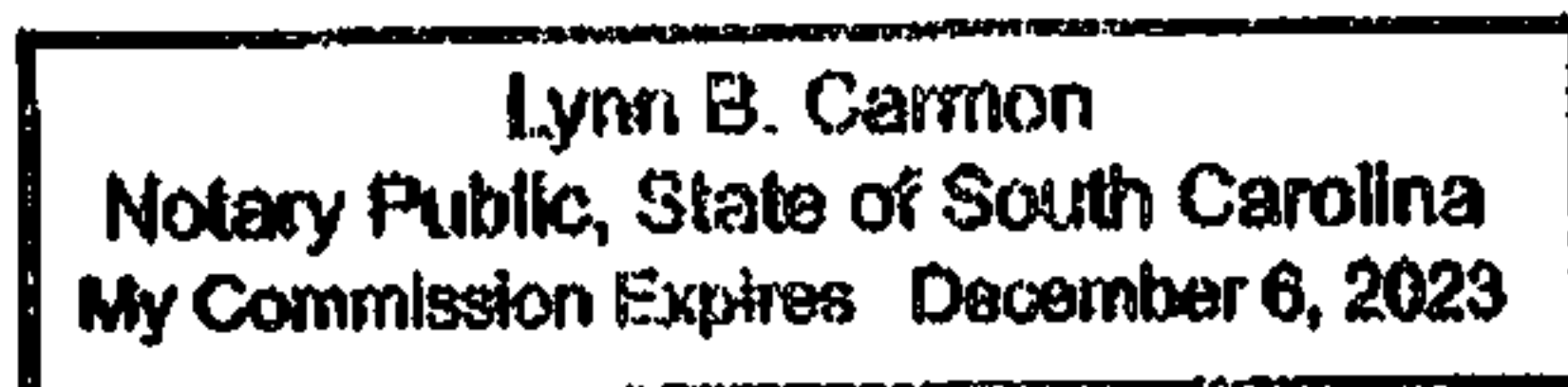
IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her hand and seal this the 24<sup>th</sup> day of March, 2023.

CURTIS FURGASON

STATE OF South Carolina )  
COUNTY OF Georgetown )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that, of **CURTIS FURGASON**, Na, 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/she has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 24<sup>th</sup> day of March, 2023.



L B Carmon  
NOTARY PUBLIC  
My Commission Expires: 12-6-23

**Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name CURTIS FURGASON  
 Mailing Address 131 High Ridge Trce  
Pelham AL 35124  
 Property Address 131 High Ridge TRCE  
Pelham, AL 35124

Grantee's Name GABRIEL THREATT  
 Mailing Address 131 High Ridge TRCE  
Pelham, AL 35124

Date of Sale March 31, 2023  
 Total Purchase Price \$240,000.00  
 Or  
 Actual Value \$  
 Or  
 Assessor's Market Value \$

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

☐ Appraisal  
☐ 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 3.31.23

Print X

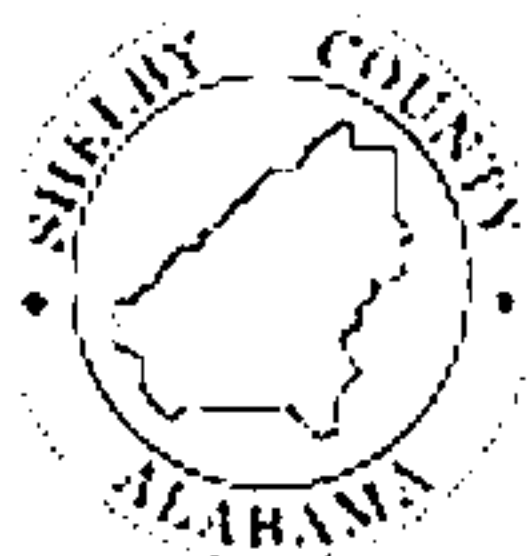
Jennifer Bonit

☐ Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 03/31/2023 03:41:20 PM  
 \$30.50 BRITTANI  
 20230331000090710

**Form RT-1**

Allen S. Bayl