

Prepared by:
JUL ANN McLEOD, Esq.
McLeod & Associates, LLC
1980 Braddock Drive
Hoover, AL 35226

Send Tax Notice to: 20230403000091110
04/03/2023 09:15:40 AM
Andrew Mace
2612 Royal Court
Pelham, AL 35124
DEEDS 1/4

STATE OF ALABAMA)
)
COUNTY OF SHELBY) **WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of THREE HUNDRED SIXTY-THREE THOUSAND AND NO/100 DOLLARS (\$363,000.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantors, **CHRISTOPHER HERBERT and ASHLEY HERBERT, husband and wife** (hereinafter referred to as Grantors), the receipt whereof is hereby acknowledged, the Grantors do hereby give, grant, bargain, sell and convey unto the Grantee, **ANDREW MACE** (hereinafter referred to as Grantee), the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Exhibit A, Legal Description, attached hereto and incorporated herein by reference.

Subject to rights-of-way, covenants, restrictions, easements, agreements, setback lines, mineral/mining rights, and declarations, if any, of record.

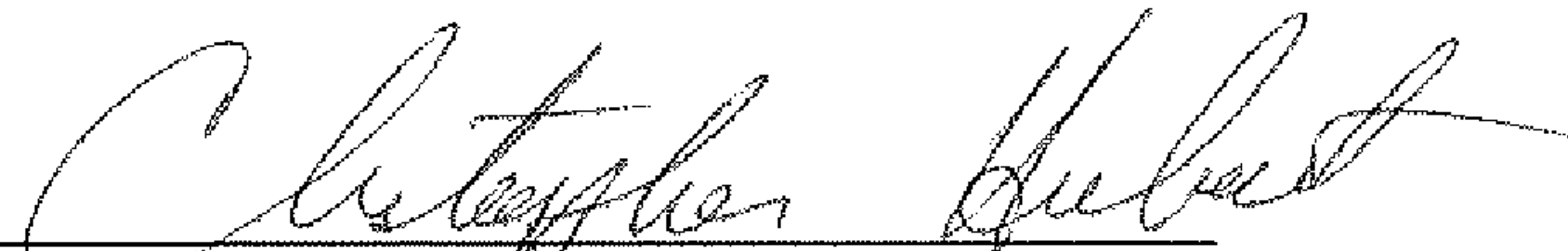
\$290,400.00 of the above-recited consideration is being paid with proceeds from a purchase money mortgage being recorded simultaneously herewith.

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

And said Grantors, for said Grantors, their heirs, successors, executors and administrators, covenant with Grantee, and with his heirs and assigns, that Grantors are 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, which are not yet due and payable; and that Grantors will, and their heirs, executors and administrators shall, warrant and defend the same to said Grantee, and his heirs and assigns, forever against the lawful claims of all persons.

20230403000091110 04/03/2023 09:15:40 AM DEEDS 2/4

IN WITNESS WHEREOF, said Grantors have hereunto set their hand and seal this the 29th day of March, 2023.



CHRISTOPHER HERBERT



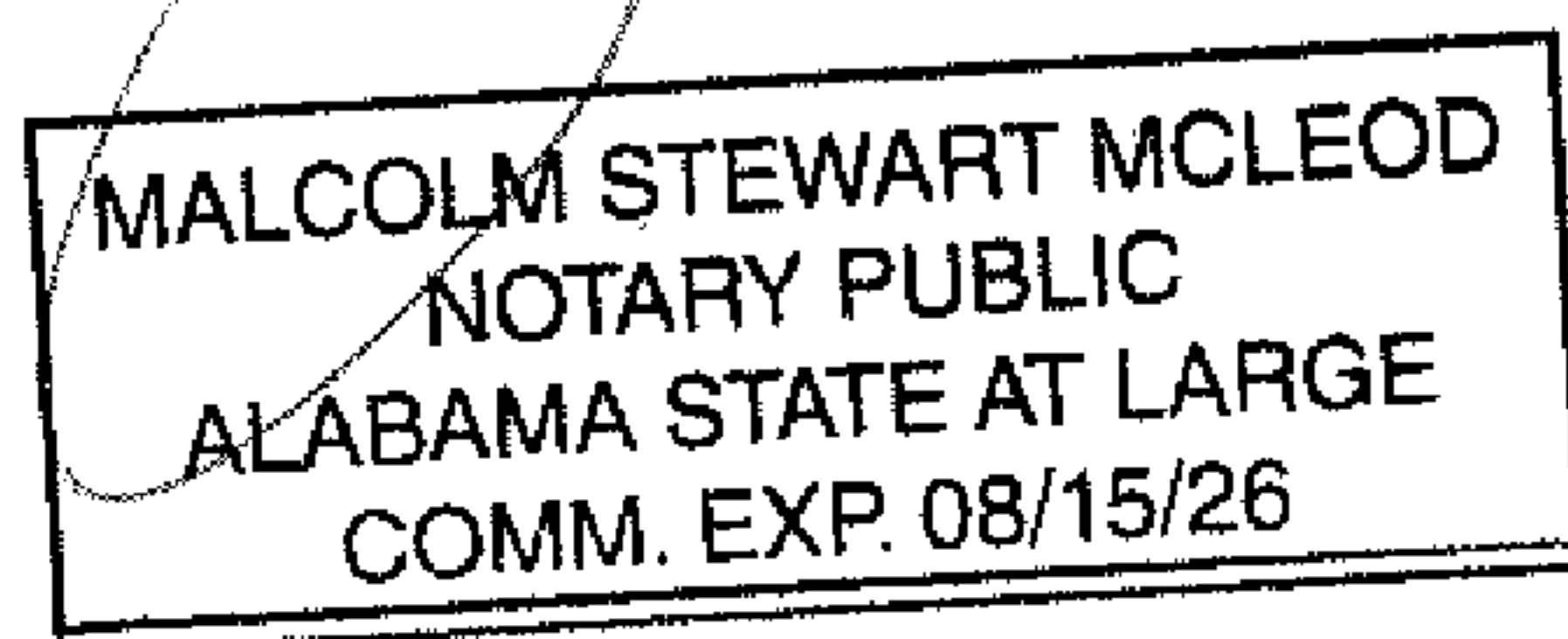
ASHLEY HERBERT

STATE OF ALABAMA)
)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **CHRISTOPHER HERBERT and ASHLEY HERBERT**, 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 instrument, they executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 29th day March, 2023.

NOTARY PUBLIC
My commission expires:



Legal Description

Lot 9, of Royal Oaks, Fourth Sector, Unit I, as recorded in Map Book 9 Page 146, in the Office of the Judge of Probate of Shelby County, Alabama and the following described parcel: Begin at the SW corner of above said Lot 9 of Royal Oaks, Fourth Sector, Unit II said point being the point of beginning; thence South 87 degrees 19 minutes 05 seconds West a distance of 145.00 feet; thence North 10 degrees 04 minutes 08 seconds East a distance of 302.62 feet; thence North 45 degrees 04 minutes 00 seconds East a distance of 28.32 feet; thence North 35 degrees 36 minutes 30 seconds East a distance of 92.38 feet; thence South 02 degrees 40 minutes 55 seconds East a distance of 386.71 feet to the point of beginning. Situated in Shelby County, Alabama.

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*Grantor's Name **CHRISTOPHER HERBERT and
ASHLEY HERBERT**Grantee's Name **ANDREW MACE**Mailing Address **2612 ROYAL COURT
PELHAM, AL 35124**Mailing Address **2612 ROYAL COURT
PELHAM, AL 35124**Property Address **2612 ROYAL COURT
PELHAM, AL 35124**Date of Sale **March 30, 2023**Total Purchase Price **\$363,000.00**

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☐ 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).

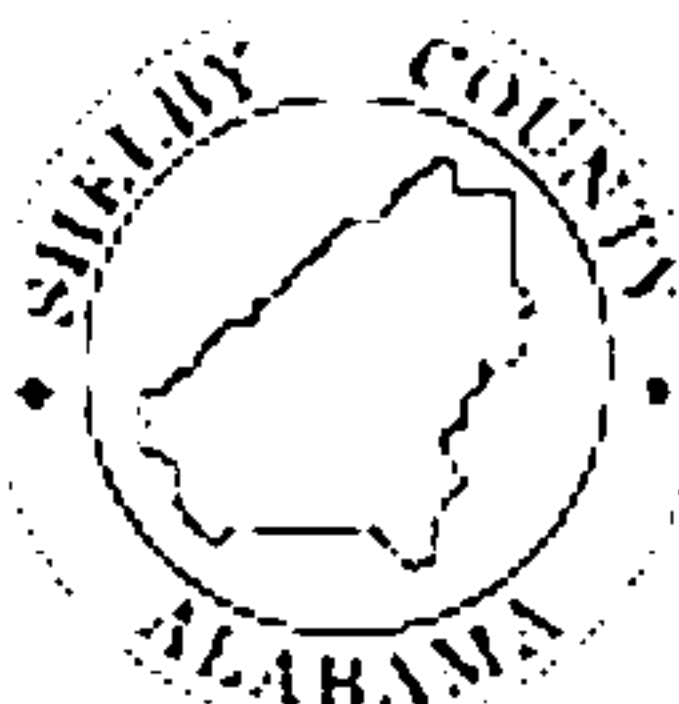
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date **March 30, 2023**Print **Malcolm S. McLeod**☐ Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



File 230215

**Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/03/2023 09:15:40 AM
\$104.00 BRITTANI
20230403000091110**

Form RT-1
Alabama 08/2012 LSS

Allen S. Beryl