

SEND TAX NOTICE TO:

Lauren Corinne East and Gregor John Weber
113 Southlake Lane
Hoover, AL 35244

This instrument prepared by:

S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **THREE HUNDRED SIXTY SEVEN THOUSAND SIX HUNDRED AND 00/100 (\$367,600.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Jennifer Jeffreys Phillips and Christy Jeffreys Manning**, executors of **Christy Jeffreys Manning and Jennifer Jeffreys Phillips**, as **Personal Representatives of the estate of Gail G. Jeffreys (aka Patricia Gail Jeffreys) deceased**, **Shelby County, Alabama Probate Case No. P-2022-000980**, whose address is **337 Oakhurst Street, Mount Olive, AL 35117**, (hereinafter "Grantor", whether one or more), by **Lauren Corinne East and Gregor John Weber**, whose address is **1030 Highlands Plaza Drive, 302E, St. Louis, MO 63110**, (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee **Lauren Corinne East and Gregor John Weber**, as joint tenants with right of survivorship, the following described real estate situated in **Shelby County, Alabama**, the address of which is **113 Southlake Lane, Hoover, AL 35244** to-wit:

Lot 46, Block 3, according to the Amended Map of Southlake Crest, 2nd Sector, as recorded in Map Book 19, Page 14, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

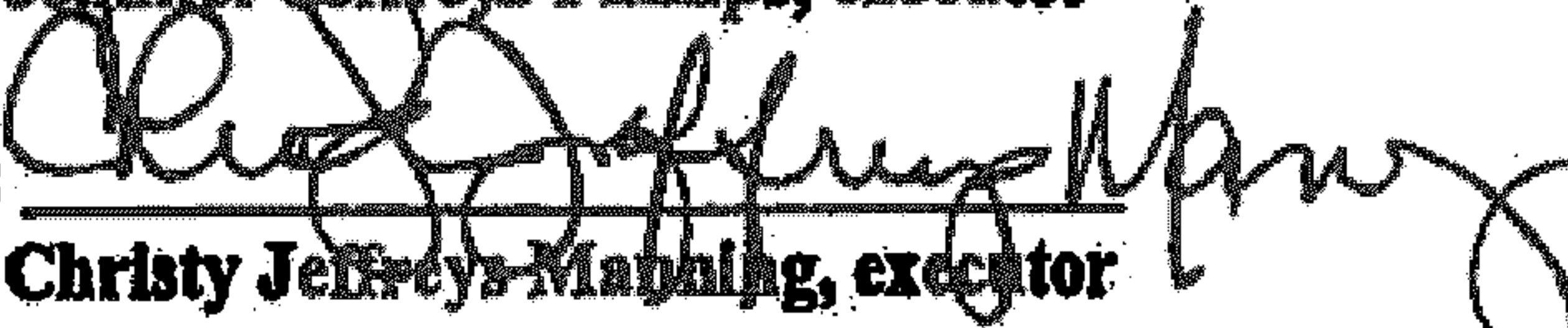
Subject to a third-party mortgage in the amount of \$367,600.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 3rd day of April, 2023.

Christy Jeffreys Manning and Jennifer Jeffreys Phillips, as Personal Representatives of the estate of Gail G. Jeffreys (aka Patricia Gail Jeffreys) deceased, Shelby County, Alabama Probate Case No. P-2022-000980


By: 
Jennifer Jeffreys Phillips, executor

By: 
Christy Jeffreys Manning, executor

**STATE OF ALABAMA
COUNTY OF WALKER**

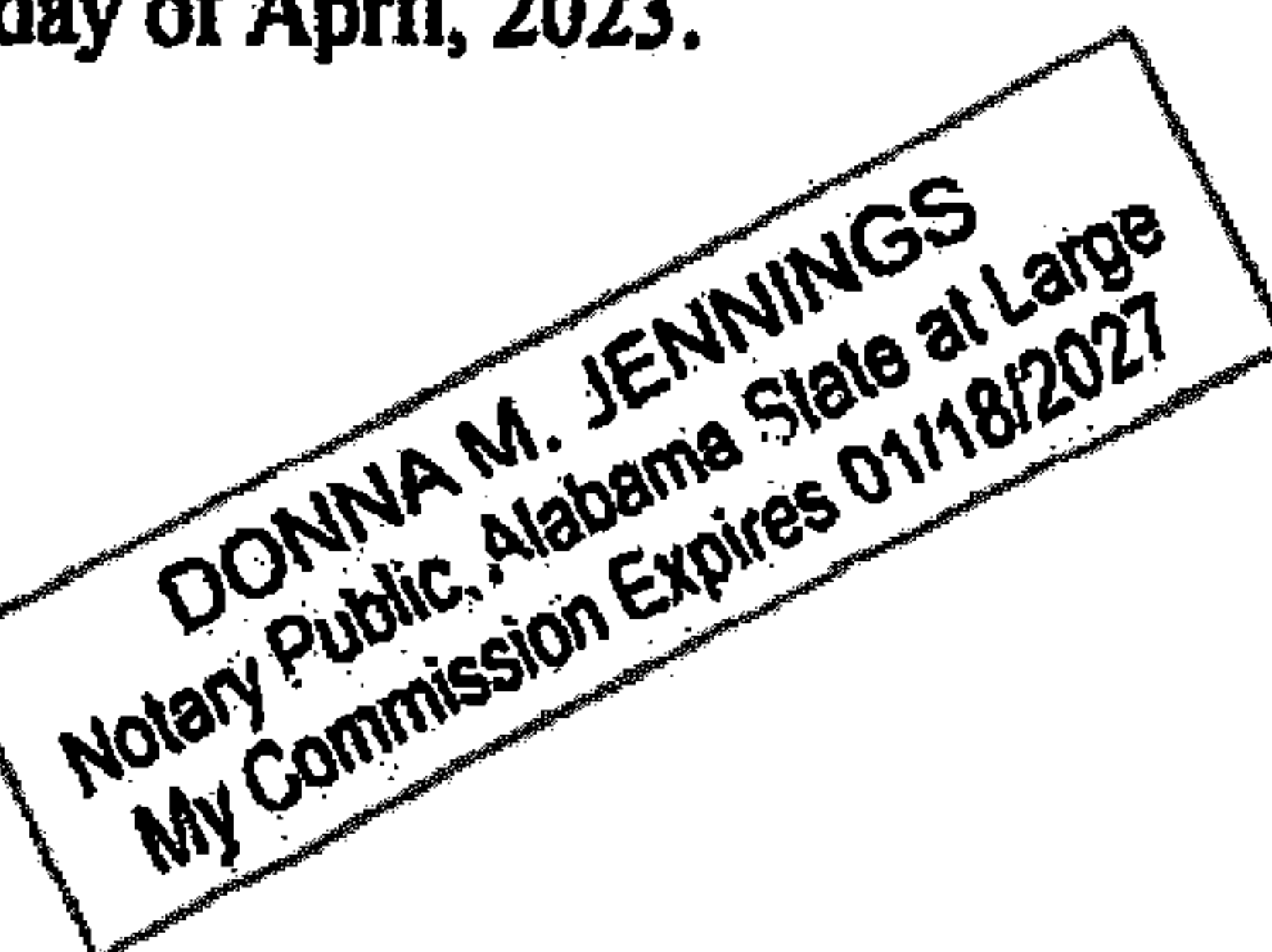
I, the undersigned Notary Public in and for said County and State, hereby certify that Jennifer Jeffreys Phillips and Christy Jeffreys Manning, executors/Personal Representatives of the estate of Gail G. Jeffreys (aka Patricia Gail Jeffreys) deceased, Shelby County, Alabama Probate Case No. P-2022-000980 whose name(s) is/are 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, as such Executor/Personal Representative and with full authority, executed the same voluntarily for and as the act of said Estate on the day the same bears date.

Given under my hand and official seal this 3rd day of April, 2023.


Notary Public

My Commission Expires:

1/18/2027



Real Estate Sales Validation Form

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

Grantor's Name Estate of Gail Jeffreys
 Mailing Address PC No. P-2022-000980
337 Oakhurst Street
Mt Olive, AL 35117

Grantee's Name Lauren Corinne East
 Mailing Address Gregor John Weber
113 Southlake Lane
Hoover AL 35244

Property Address 113 Southlake Lane
Hoover AL 35244

Date of Sale 4/3/2023

Total Purchase Price \$ 367,600⁰⁰

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 04/07/2023 02:51:18 PM
 \$33.00 JOANN
 20230407000098580

or

Actual Value

\$

or

Assessor's Market Value \$



The purchase price or actual value claim Alvin S. Byrd 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 4/7/2023

Print Jonathan Glover

Unattested

(verified by)

Sign

Jonathan Glover
 (Grantor/Grantee/Owner/Agent) circle one