

20230410000098830
04/10/2023 08:05:20 AM
DEEDS 1/3

SEND TAX NOTICE TO:
Tonya Coffield Myers
1446 Laurens Street
Birmingham, Alabama 35242

This instrument was prepared by:
Edward Reisinger
Kudulis, Reisinger & Price, LLC
P. O. Box 653
Birmingham, AL 35201

WARRANTY DEED

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Ten dollars and no cents (\$10.00)**

To the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, **Christopher J. Myers, an unmarried man and Tonya C. Myers and unmarried woman** (herein referred to as Grantor, whether one or more), do hereby grant, bargain, sell and convey unto **Tonya Coffield Myers** (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

**LOT 25-A, ACCORDING TO THE FINAL PLAT OF RESIDENTIAL SUBDIVISION BEAUMONT
PHASE 5, RESURVEY OF LOTS 1 THROUGH 31, AS RECORDED IN MAP BOOK 40, PAGE 5, IN
THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.**

THIS IS NOT THE HOMESTEAD OF CHRISTOPHER J. MYERS

Subject to:

Taxes for the year 2023 and subsequent years

Easements, Restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any

Mineral and mining rights, if any.

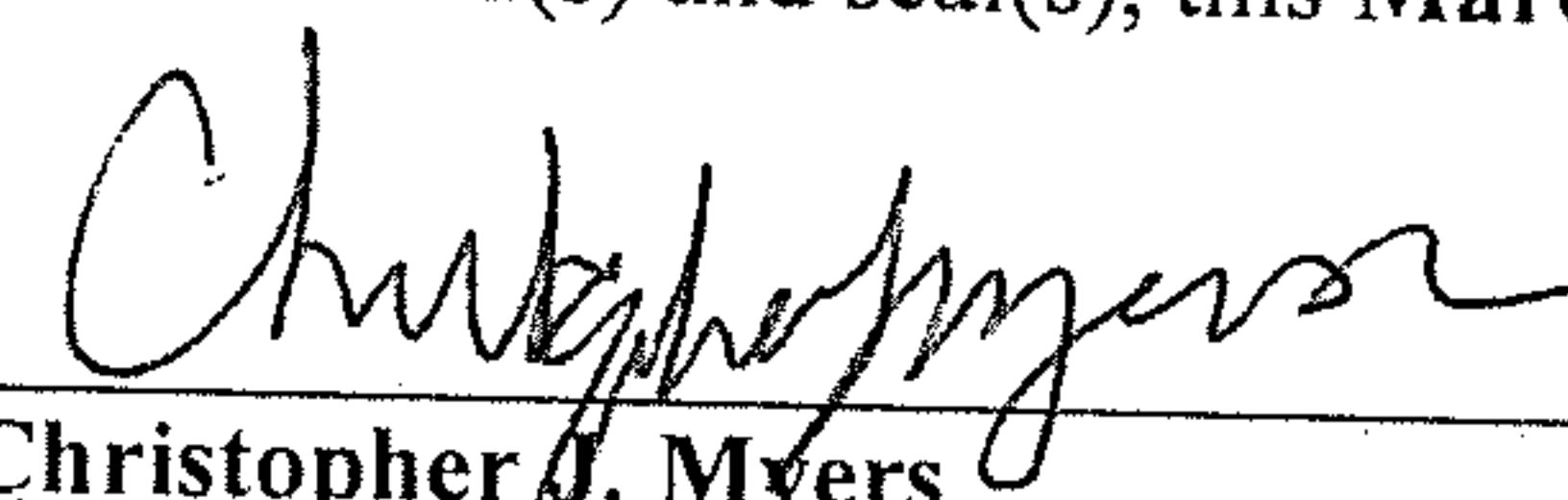
Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Plat/Map Book 40, Page 5.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said **GRANTEE**s, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said **GRANTEE**s, their heirs and assigns forever, against the lawful claims of all persons.

WARRANTY DEED
CBT File #2302070

IN WITNESS WHEREOF, Grantors have hereunto set his/her/their hand(s) and seal(s), this **March 29, 2023**.


 Christopher J. Myers (Seal)

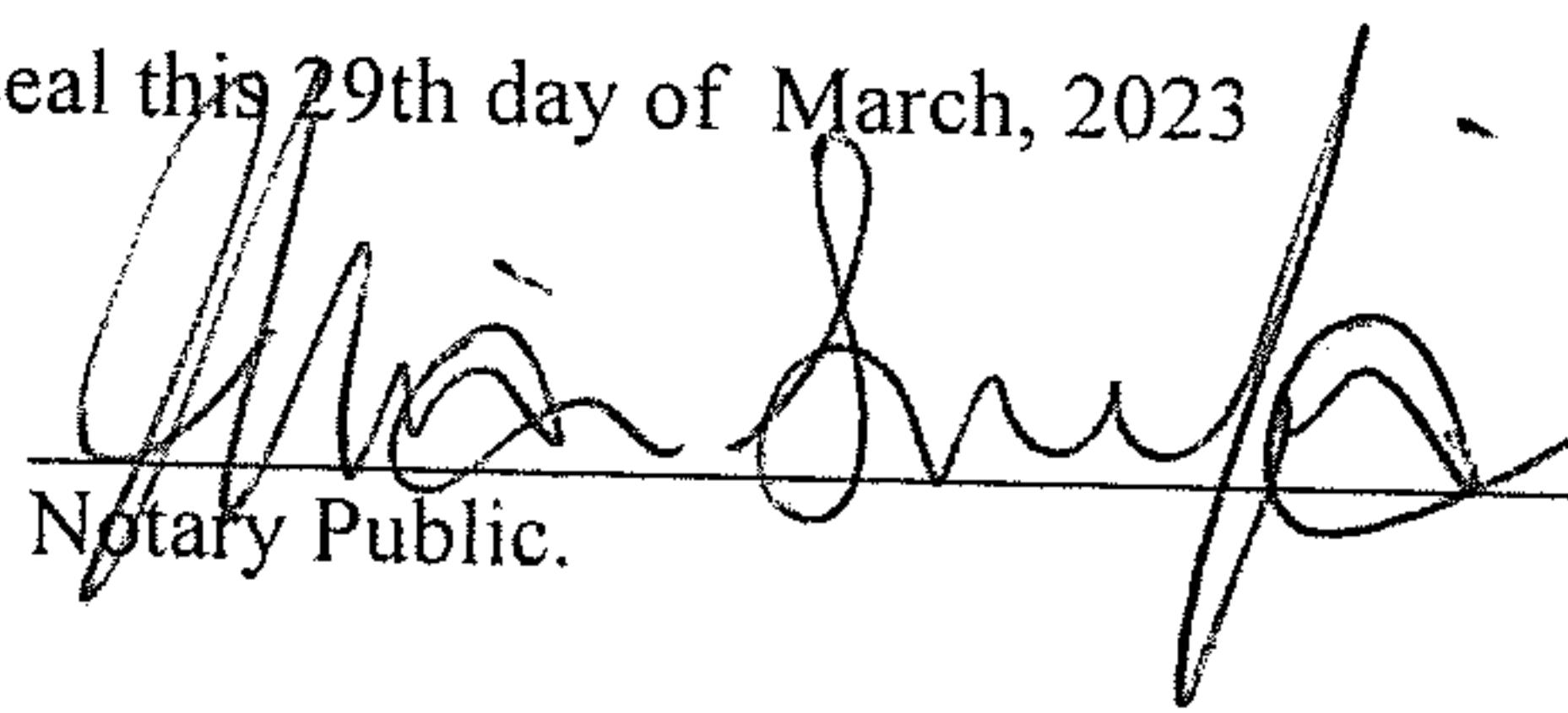
STATE OF ALABAMA

General Acknowledgement

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Christopher J. Myers, an unmarried man, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they have/has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of March, 2023


 Notary Public. (Seal)
 My Commission Expires: 6/12/2024

IN WITNESS WHEREOF, Grantors have hereunto set his/her/their hand(s) and seal(s), this **April 3, 2023**.


 Tonya C. Myers (Seal)

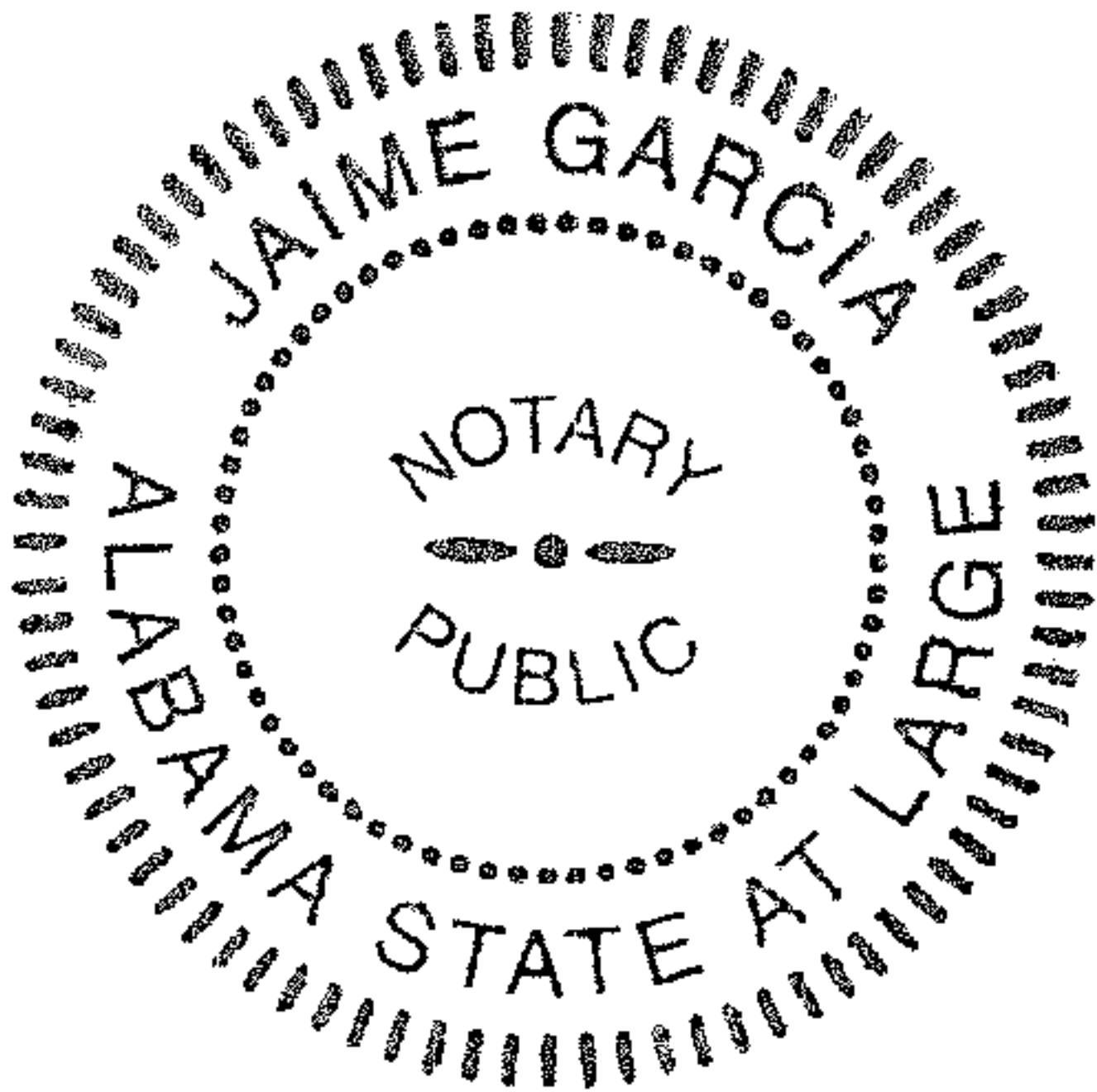
STATE OF ALABAMA

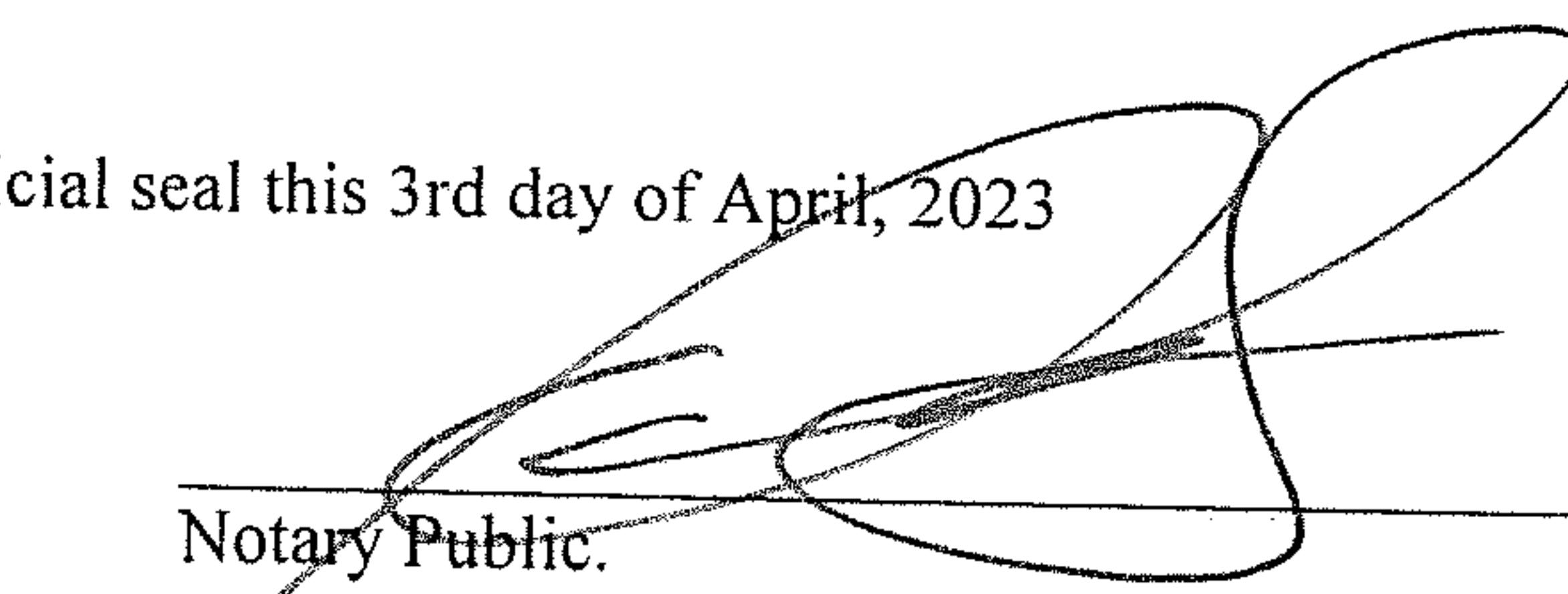
General Acknowledgement

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Tonya C. Myers, an unmarried woman, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they have/has executed the same voluntarily on the day the same bears date.

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




 Notary Public. (Seal)
 My Commission Expires: 02/09/20

WARRANTY DEED

CBT File #2302070

Real Estate Sales Validation Form

This Document must be filled in accordance with Code of Alabama 1975, Section 40-22-1 (h)

Grantor's Name Christopher J. Myers and Tonya C. Grantee's Name Tonya Coffield Myers
Myers

Mailing Address 1446 Laurens Street,
Birmingham, AL. 35242

Mailing Address 1446 Laurens Street
Birmingham, Alabama 35242

Property Address 1446 Laurens Street,
Birmingham, Alabama 35242

Date of Sale 04/03/2023

Total Purchase Price \$0.00 389,000

or

Actual Value _____

or

Assessor's Market Value _____



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/10/2023 08:05:20 AM
\$417.00 BRITTANI
20230410000098830

Allen B. Bly

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 Shelby County Tax Assessor

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 of 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 4-3-23

Print Tonya Coffield Myers

Unattested

FAT
(verified by)

Sign

Tonya Coffield Myers
(Grantor/Grantee/Owner/Agent) circle one