

This instrument was prepared by:  
Mark E. Gualano, Attorney  
701 Chestnut Street  
Vestavia Hills, AL 35216

Send Tax Notices to:  
Wynn Springer  
502 Willow Branch Circle  
Chelsea, AL 35043

**WARRANTY DEED**

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

JEFFERSON COUNTY)

That in consideration of **Five Hundred Ten Thousand and no/100 Dollars (\$510,000.00)** and other good and valuable consideration to the undersigned grantor(s) (whether one or more), in hand paid by the grantee(s) herein, the receipt and sufficiency of which is hereby acknowledged, I or we, **Jonathan Locy and wife, Sara Locy**, herein referred to as grantor(s), whether one or more), grant, bargain, sell and convey unto **Wynn Springer** (herein referred to as grantee(s), whether one or more), the following described real estate, situated in Shelby County, Alabama to-wit:

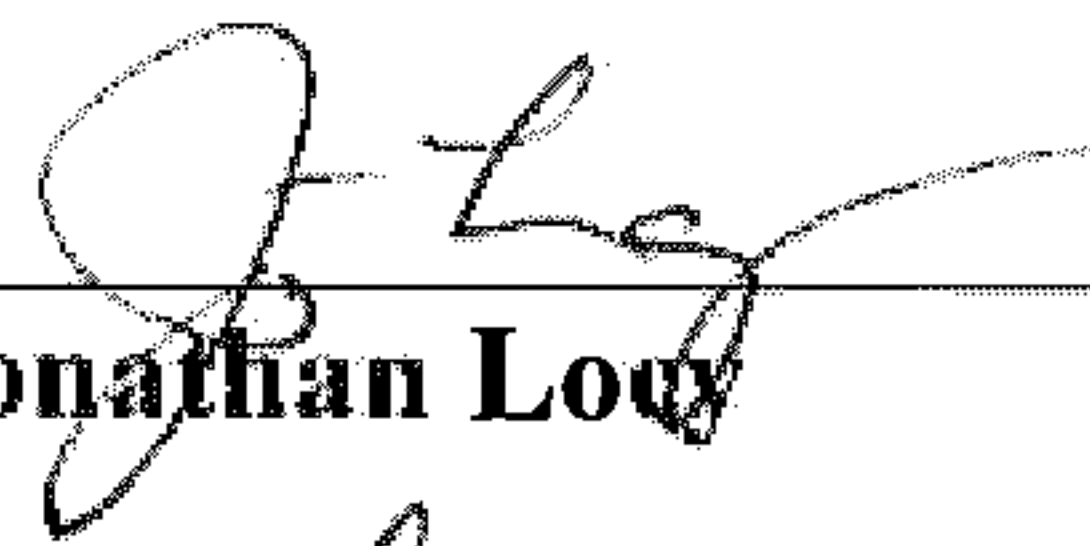
**Lot 102, according to the Survey of Willow Branch, Sector 1, as recorded in Map Book 38, Page 60, in the Probate Office of Shelby County, Alabama.**

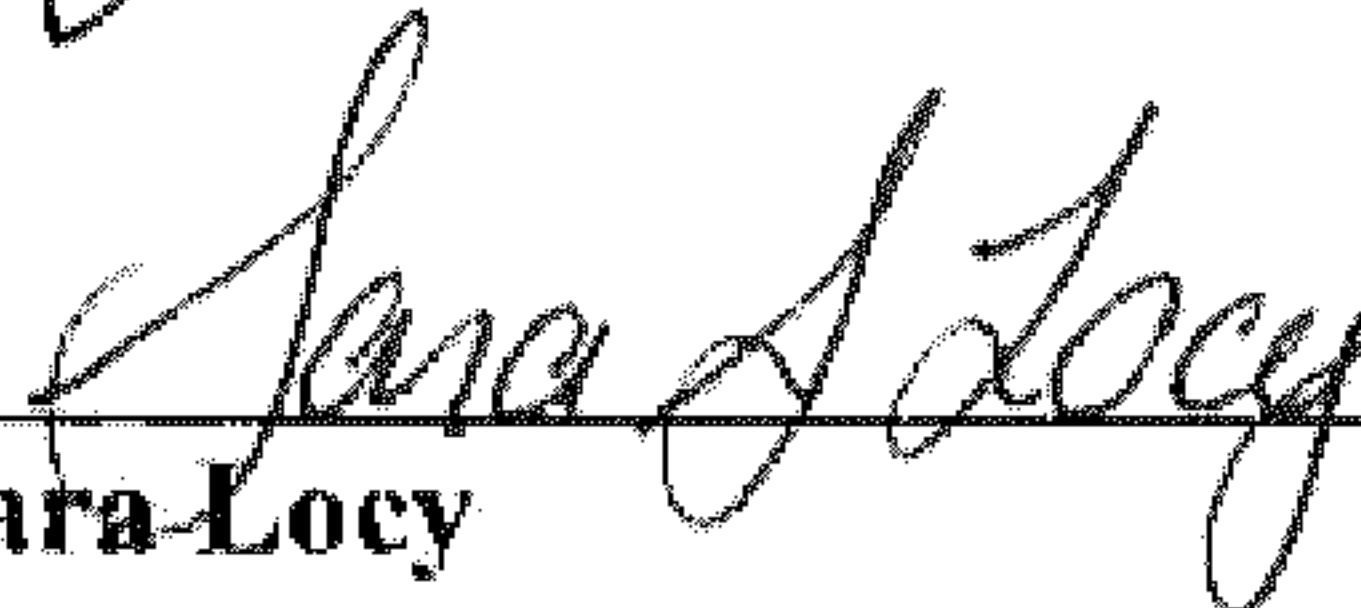
**Subject to current taxes, easements and restrictions of record.**

**\$459,000.00 of the purchase price recited above was paid from the proceeds of a purchase money mortgage closed simultaneously herewith.**

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her, their, its heirs, successors and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated 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, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/(we) the undersigned hereunto set my (our) hand(s) and seal(s) this 13<sup>th</sup> day of April, 2023.

  
Jonathan Locy

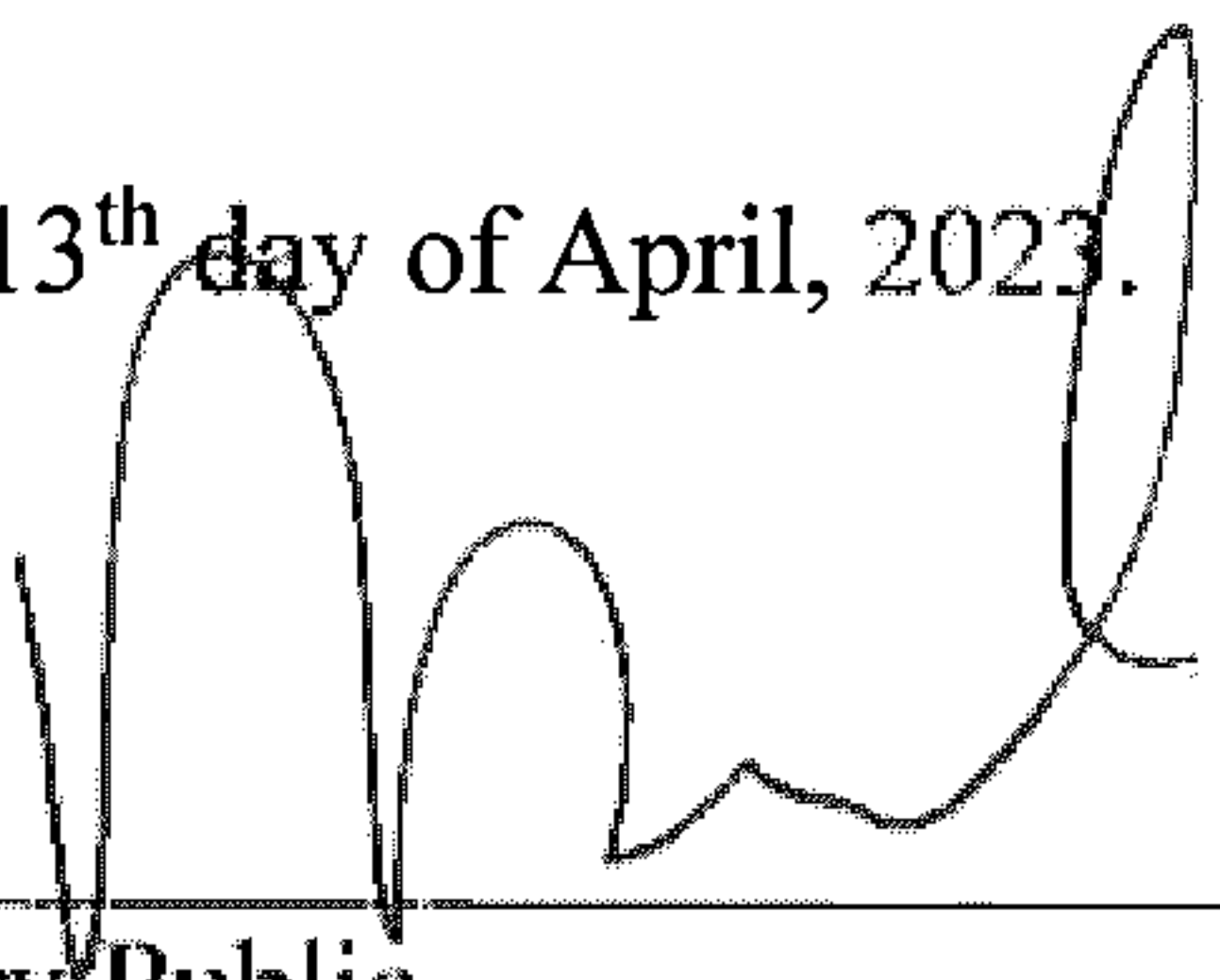
  
Sara Locy

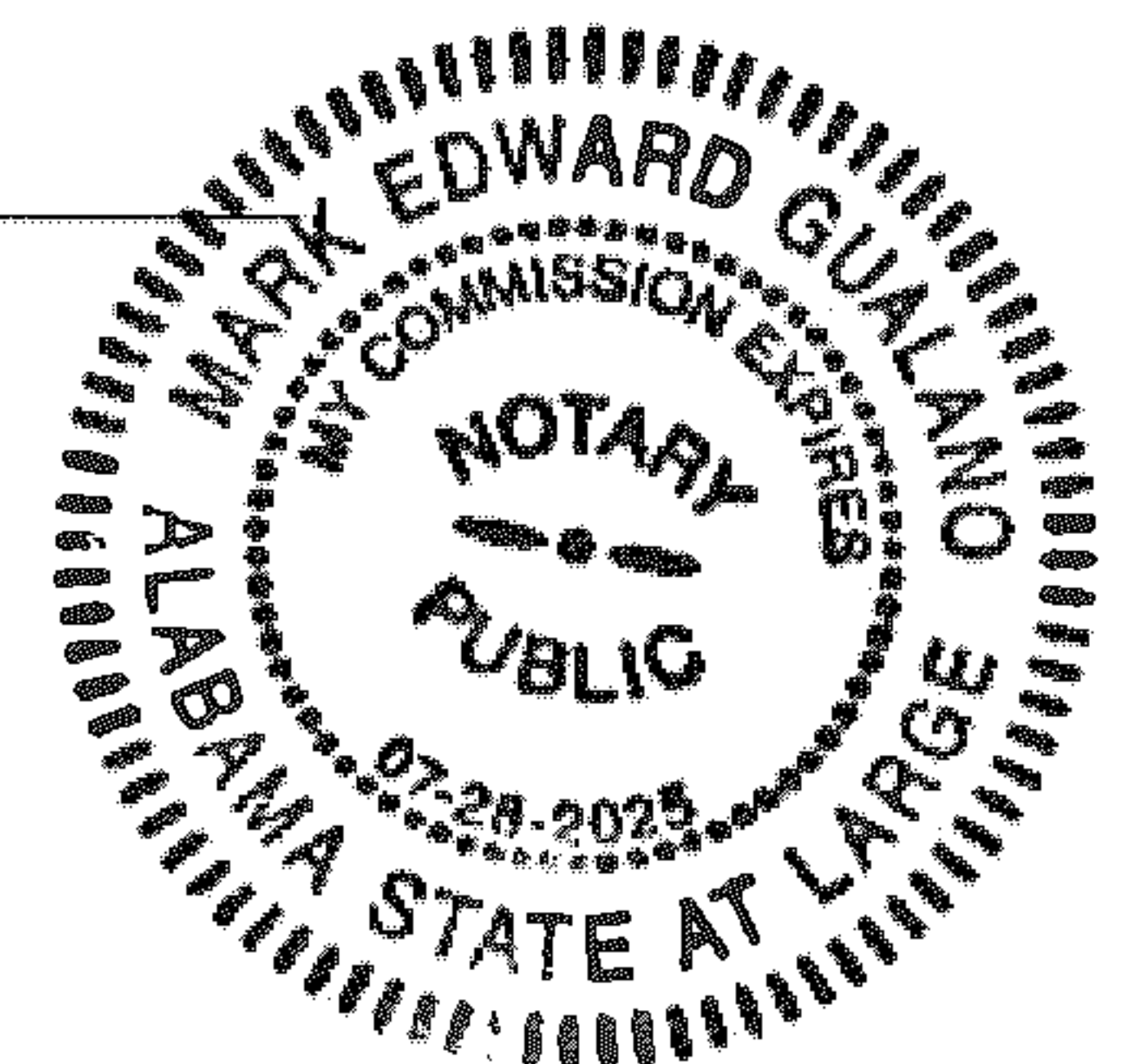
STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Jonathan Locy and Sara Locy**, 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 and as their act on the day the same bears date.

Given under my hand and official seal this 13<sup>th</sup> day of April, 2023.

  
Notary Public  
My commission expires: 7/28/25



### Real Estate Sales Validation Form

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

|                  |   |                         |  |
|------------------|---|-------------------------|--|
| Grantor's Name   | Jonathan Locy<br>Sara Locy                                | Grantee's Name          | Wynn Springer  |
| Mailing Address  | <u>117 Palmer Cove</u><br><u>At Birmingham, AL 35242</u>  | Mailing Address         | <u>502 Willow Branch Circle</u><br><u>Chelsea, AL 35043</u><br><u>AL</u> |
| Property Address | <u>502 Willow Branch Cir.</u><br><u>Chelsea, AL 35043</u> | Date of Sale            | <u>April 13, 2023</u>  |
|                  |   | Total Purchase Price    | <u>\$510,000.00</u>  |
|                  |   | 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)

|  |                                    |
|--|------------------------------------|
| <input type="checkbox"/> Bill of Sale              | <input type="checkbox"/> Appraisal |
| <input checked="" type="checkbox"/> Sales Contract | <input type="checkbox"/> Other     |
| <input type="checkbox"/> 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 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 April 13, 2023

Print Jonathan Locy

Unattested \_\_\_\_\_

Sign 

(Grantor/Grantee/Owner/Agent) circle one

(verified by)



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
04/13/2023 10:33:20 AM  
\$79.00 JOANN  
20230413000103760

*Allie S. Beyl*