



20230419000113040 1/4 \$135.50
Shelby Cnty Judge of Probate, AL
04/19/2023 12:37:07 PM FILED/CERT

THIS INSTRUMENT WAS PREPARED BY:

Sandra Clem

481 Camden Cove Cir, Calera, AL 35040, USA

SEND TAX NOTICE TO:

Chris W Saxon

481 Camden Cove Cir, Calera, AL 35040,

a.k.a Sandra Clem USA

Warranty Deed

STATE OF ALABAMA

COUNTY OF

DATE:

Shelby Co.
Sept 13, 2022

KNOW ALL MEN BY THESE PRESENTS THAT:

For and in consideration of the sum of \$10.00, the receipt of which is hereby acknowledged, the undersigned Sandra Clem, not married, of 481 Camden Cove Cir, Calera, AL 35040, USA, (the "Grantor"), hereby remises, releases, grants, sells, and conveys, with general warranty covenants, unto Chris W Saxon, not married, of 481 Camden Cove Cir, Calera, AL 35040, USA, (the "Grantee"), all of the Grantor's fractional right, title, interest and claim in which is a 64% share to the following described real estate, situated in Shelby County, Alabama:

Lot 239, according to the Final Plat of Camden Cove, Sector 9, as recorded in Map Book 33, Page 14, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD to the said Grantee and Grantee's heirs and assigns forever.

And the Grantor does, on behalf of itself and the Grantor's heirs, executors, and administrators covenant with the said Grantee and the Grantee's heirs and assigns, that the Grantor is lawfully seized in fee simple of the said premises; that the premises are free from all encumbrances, unless otherwise noted above; that the Grantor has a good right to sell and convey the premises as aforesaid; that the Grantor and the Grantor's heirs, executors and administrators shall warrant and defend the premises to the said Grantees, their heirs and assigns forever, against all lawful claims whatsoever.

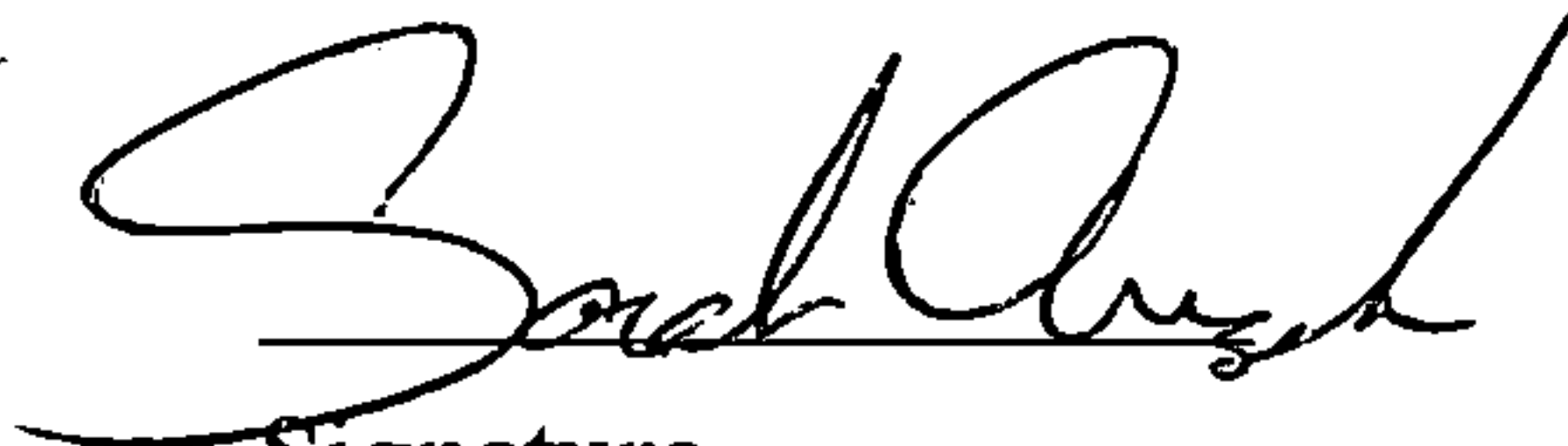
IN WITNESS WHEREOF the Grantor has signed and sealed this Warranty Deed the day and year above written.

Shelby County, AL 04/19/2023
State of Alabama
Deed Tax: \$104.50

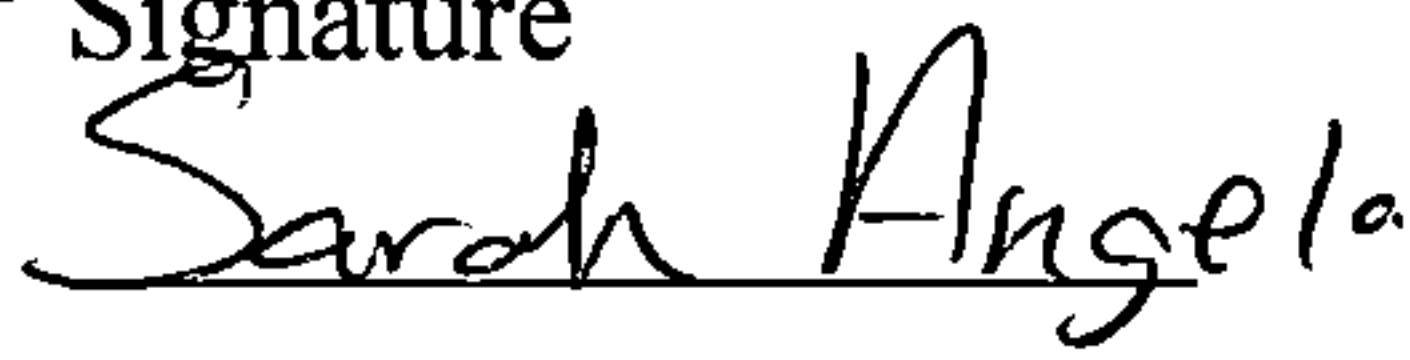
Signed in the presence of:



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Signature



Name



Sandra Clem

Grantor Acknowledgement

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STATE OF ALABAMA

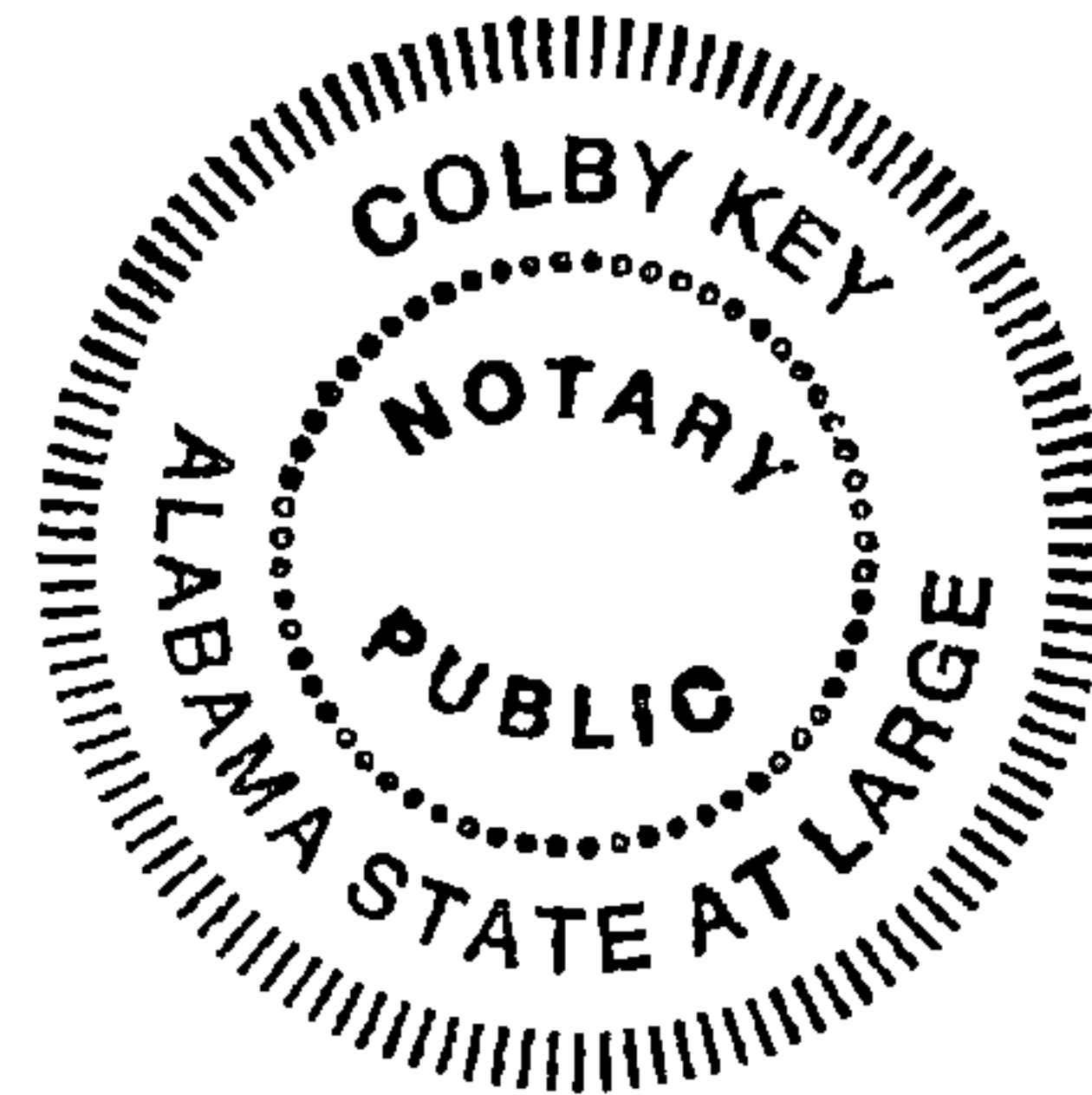
COUNTY OF Shelby

I Colby Key, a Notary Public in and for said County and State, hereby certify that Sandra Clem, having signed this Warranty Deed, and being known to me (or whose identity has been proven on the basis of satisfactory evidence), acknowledged before me on this day that, being informed of the contents of the conveyance, the Grantor has executed this Warranty Deed voluntarily and with lawful authority.

Given under my hand this 13th day of September, 2022

Colby Key
Notary Public for the State of Alabama

My commission expires: 7/9/25



Real Estate Sales Validation Form

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Shelby Cnty Judge of Probate, AL
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This Document must be filed in accordance with Code of Alabama 1975, Sec.

Grantor's Name Sandra K. Dupree Grantee's Name Chris W. Saxon
Mailing Address 481 Camden Cove Cir. Mailing Address 481 Camden Cove Cir
Calera, AL 35040 Calera, AL 35042

Property Address Sandra K. Dupree Date of Sale _____
481 Camden Cove Cir. Total Purchase Price \$ _____
Calera, AL 35040 or
Actual Value \$ _____
or
Assessor's Market Value \$ 162,600.00

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 64% = 104,064.00
☐ 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 4-19-2023

Print

Chris W. Saxon

Unattested

Sign

Chris W. Saxon

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1