

Prepared by:
Cynthia A. Martin
1780 Gadsden Highway
Birmingham, AL 35235
File No.: 2023-6787

Send Tax Notice To:
Donald Alston and Ann Marie Alston
100 Thatcher Drive
Vincent, AL 35178

GENERAL WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of TWO HUNDRED SEVENTY FIVE THOUSAND AND 00/100 Dollars (\$275,000.00) and other good and valuable consideration the receipt and sufficiency whereof is hereby acknowledged Deborah Myers, a single woman (herein referred to as GRANTOR, whether one or more), does by these presents grant, bargain, sell, and convey unto Donald Alston and Ann Marie Alston (herein referred to as GRANTEE, whether one or more), the following described real estate situated in Shelby County, Alabama to-wit:

Lot 31, according to the Final Plat of WyndSOR Trace, Phase 1, as recorded in Map Book 37, page 63, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Ad valorem taxes for current and subsequent years, (2) easements, restrictions reservations, rights-of-way, limitations, covenants and conditions of record, if any, (3) mineral and mining rights not owned by the Grantor, if any

TO HAVE AND TO HOLD, to the said GRANTEE, its heirs, executors, and assigns forever.

And said GRANTOR does for itself, its successors and assigns forever, covenant with said GRANTEE, its heirs, executors, and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, forever warrant and defend the same to the said GRANTEE, its heirs, executors, and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor by , as who is (are) authorized to execute this conveyance, has hereto set its signature and seal, this the 18th day of April, 2023.

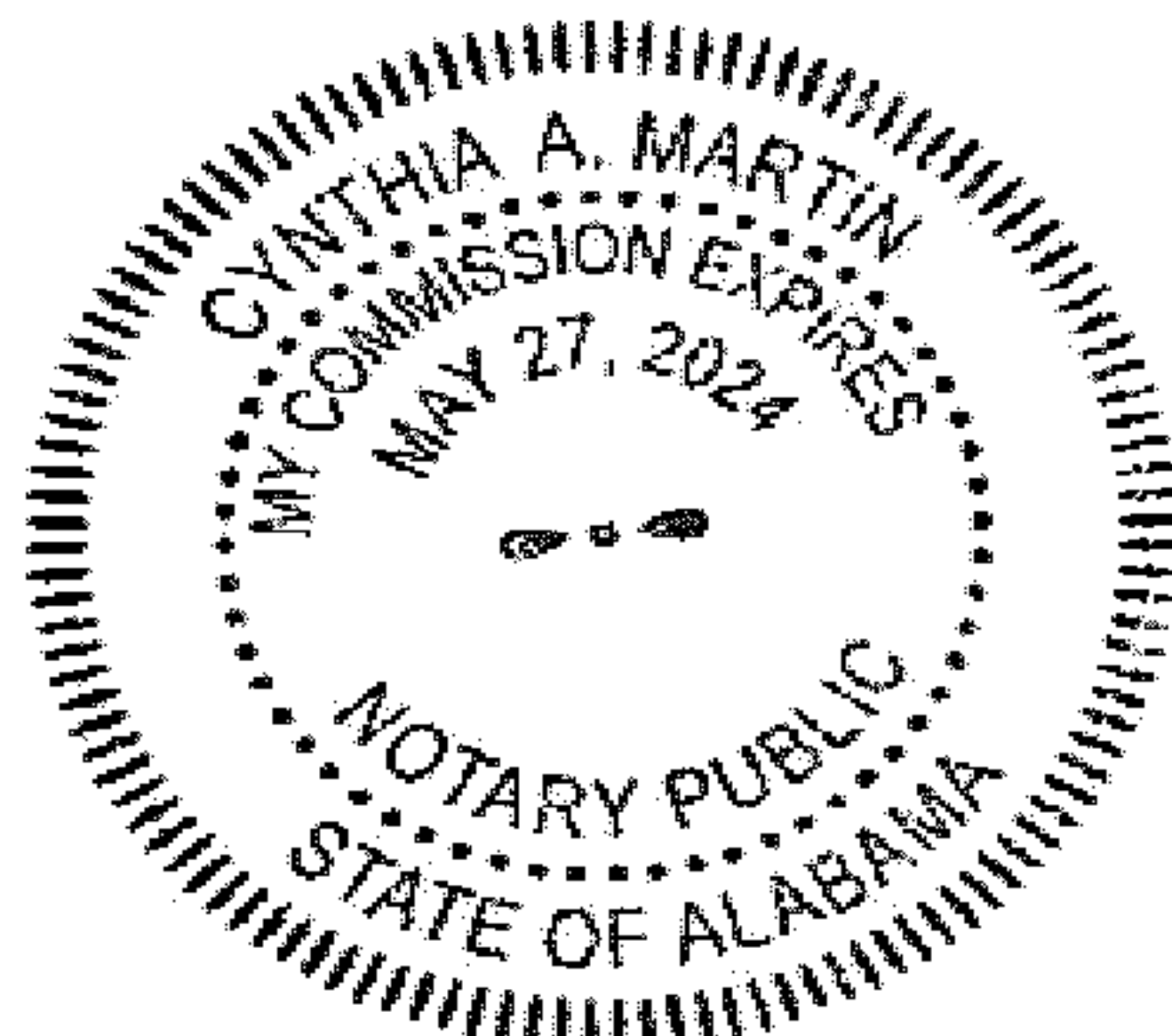
Deborah Myers by Tammy W. Riddle, her Attorney - In-Fact

Deborah Myers by Tammy W. Riddle, her Attorney-In-Fact

State of Alabama
County of Jefferson

I, Cynthia A. Martin, a Notary Public in and for said County in said State, hereby certify that, , whose name(s) as of Deborah Myers, a single woman, 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 as such and with full authority, executed the same voluntarily for and as the act of said .

Given under my hand and official seal this the 18th day of April, 2023.



Cynthia A. Martin
Notary Public: Cynthia A. Martin
My Commission Expires: May 27, 2024

Real Estate Sales Validation Form

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

Grantor's Name Deborah Myers
Mailing Address 251 County Rd 591
Hanceville, AL 35077
Property Address 100 Thatcher Drive
Vincent, AL 35178

Grantee's Name Donald Alston and Ann Marie Alston
Mailing Address 100 Thatcher Dr
Vincent AL 35178
Date of Sale 4-18-2023
Total Purchase Price \$275,000.00
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
 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).

Name: Deborah Myers

Date: 18th day of April, 2023

Deborah Myers by Tammy W. Riddle, her Attorney-In-Fact
Deborah Myers by Tammy W. Riddle, her Attorney-In-Fact
(Verified)

Cynthia A. Mack



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/21/2023 08:31:36 AM
\$300.00 JOANN
20230421000114650

Form RT-1

Allie S. Bevil