



20230421000115050 1/3 \$248.00
Shelby Cnty Judge of Probate, AL
04/21/2023 10:47:02 AM FILED/CERT

This instrument was prepared without the benefit of a title examination or survey by:
Joel F. Dorroh
DORROH & MILLS, P.C.
1800 McFarland Boulevard, North, Suite 180
Tuscaloosa, AL 35406

STATE OF ALABAMA

§
§
§

WARRANTY DEED

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten and NO/100 Dollars (\$10.00), and other good and valuable consideration, to the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is acknowledged, we, **JERROLD C. NEMETH and DONNA K. NEMETH, husband and wife**, herein collectively referred to as Grantors, do grant, bargain, sell and convey unto **JERROLD C. NEMETH and DONNA K. NEMETH, as co-trustees of the JERROLD C. NEMETH AND DONNA K. NEMETH REVOCABLE TRUST**, herein collectively referred to as Grantees, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 2, according to the Survey of Crawford's Addition to Genery Gap, as recorded in Map Book 7, Page 122, in the Probate Office of Shelby County, Alabama.

This conveyance is subject to all easements, restrictions and reservations of record as recorded in the aforesaid Office of the Probate Judge.

Together with all and singular the tenements, hereditaments, and appurtenances, thereto or in any wise appertaining in fee simple.

TO HAVE AND TO HOLD, all and singular, the above-mentioned and described premises, together with the appurtenances, unto the said Grantees as joint tenants with right of survivorship, Grantees' heirs or assigns forever. And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we are entitled to the immediate possession thereof; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this the 13th day of April, 2023.

Grantors' Addresses: Jerrold C. Nemeth
2477 Hwy 93
Helena, Alabama 35080

Donna K. Nemeth
2477 Hwy 93
Helena, Alabama 35080

Grantees' Addresses: Jerrold C. Nemeth, as co-trustee of the Jerrold C. Nemeth and Donna K. Nemeth Revocable Trust
2477 Hwy 93
Helena, Alabama 35080

Donna K. Nemeth, as co-trustee of the Jerrold C. Nemeth and Donna K. Nemeth Revocable Trust
2477 Hwy 93
Helena, Alabama 35080

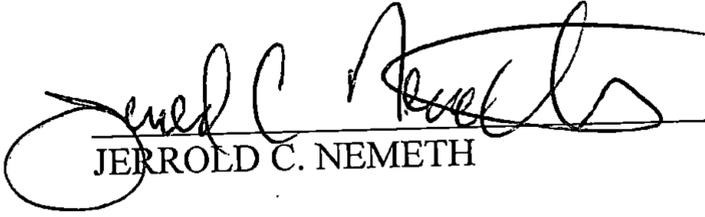
Shelby County, AL 04/21/2023
State of Alabama
Deed Tax: \$219.00

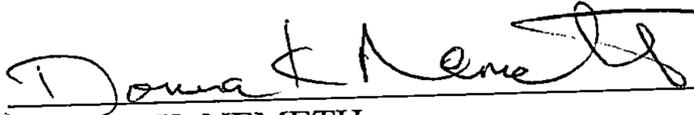
Property Address: 2477 Hwy 93



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Value Per Shelby County Tax Assessor Records: \$218,970.00 total value.


JERROLD C. NEMETH


DONNA K. NEMETH

STATE OF ALABAMA
COUNTY OF Tuscaloosa

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JERROLD C. NEMETH, whose name is 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 said conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this the 13th day of April,
2023.


NOTARY PUBLIC
My Commission Expires: 6/22/26

STATE OF ALABAMA
COUNTY OF Tuscaloosa

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that DONNA K. NEMETH, whose name is 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 said conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this the 13th day of April,
2023.


NOTARY PUBLIC
My Commission Expires: 6/22/26

Real Estate Sales Validation Form

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

Grantor's Name Jerrold C. Nemeth and Donna K. Nemeth
Mailing Address 2477 Hwy 93
Helena, AL 35080

Grantee's Name Jerrold C. Nemeth and Donna K. Nemeth as
Co-trustees of the Jerrold C. Nemeth and
Mailing Address Donna K. Nemeth Revocable Trust
2477 Hwy 93
Helena, AL 35080

Property Address _____

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 218,970.00

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
 Sales Contract
 Closing Statement
 Appraisal
 Other Tax Assessor's Record

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.

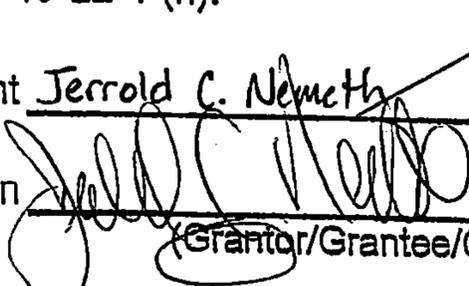
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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 4-13-23

Print Jerrold C. Nemeth

Sign _____



(Grantor/Grantee/Owner/Agent) circle one

Unattested _____

(verified by)

