

SEND TAX NOTICE TO:
Jerilynn or James Sansom, Trustee
4951 Indian Valley Road
Birmingham, AL 35244

This instrument was prepared by:

A. Eric Johnston, Esquire
1200 Corporate Drive, Suite 107
Birmingham, Alabama 35242

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY) **KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of \$1.00 and other good and valuable consideration to the undersigned grantors (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged we, **Jerilynn S. Ryan a/k/a Jerilynn S. Sansom** and spouse, **James Coley Sansom**, and **William F. Ryan**, an unmarried man, (herein referred to as Grantors), grant, bargain, sell and convey unto **Jerilynn Stone Sansom, Trustee or James Coley Sansom, Trustee, or any successor trustee**, of the **Jerilynn and James Sansom Family Trust** dated the 30th day of MAY 2023. (herein referred to as grantees), the following described real estate, situated in Shelby County, Alabama, to wit:

Lot 31, according to the Map of Indian Valley Second Sector, as recorded in Map Book 5, Page 75, in the Probate Court of Shelby County, Alabama.

Subject only to: unpaid taxes, easements, rights of way, mineral or mining rights, and other proper encumbrances of record.

NO TITLE OPINION GIVEN.

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

And we do for ourselves and our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; 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, I have hereunto set my hand and seal, this 30th day of May, 2023.

Jerilynn Stone Sanson
Jerilynn Stone Sanson

James Coley Sanson
James Coley Sanson

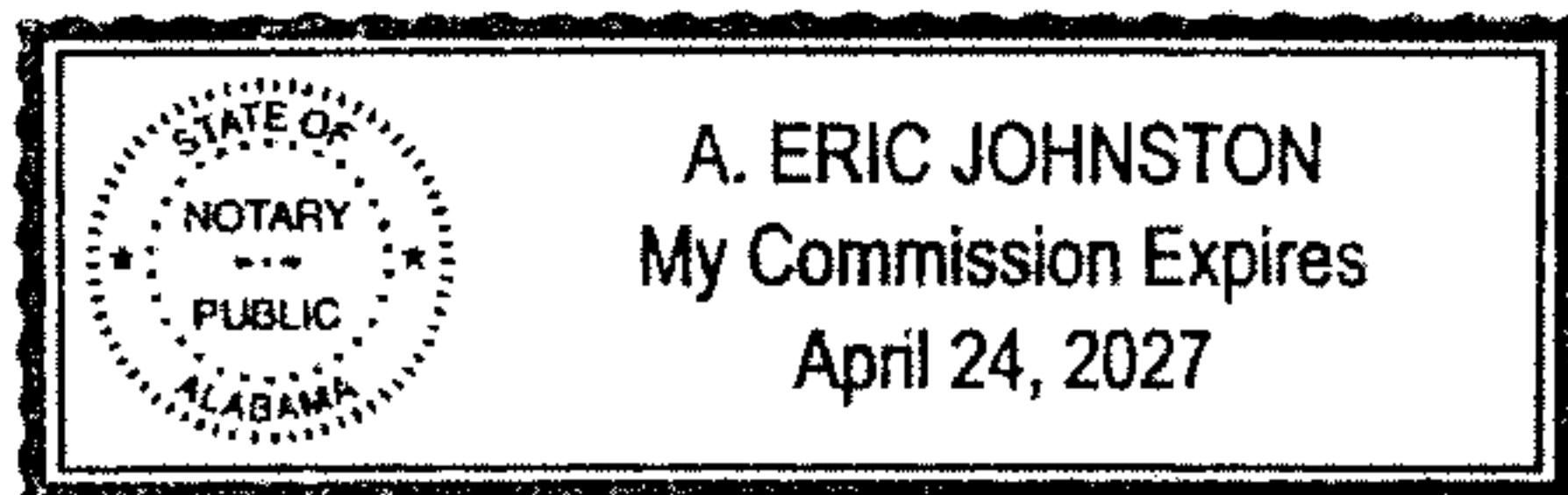
William F. Ryan
William F. Ryan

STATE OF ALABAMA)
SHELBY COUNTY)

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jerilynn Stone Sanson and James Coley Sanson, 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 on the day the same bears date.

Given under my hand and official seal this 30th day of May, 2023.



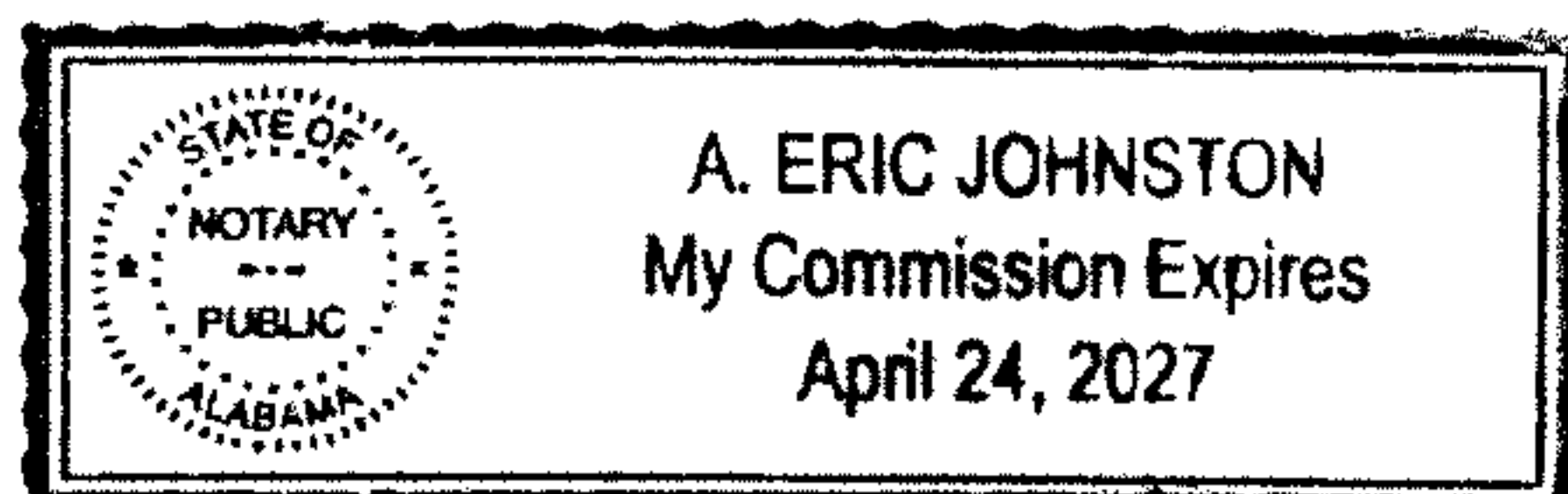
A. Eric Johnston
A. Eric Johnston, Notary Public
My Commission Expires: 4-24-2027

STATE OF ALABAMA)
Shelby COUNTY)

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William F. Ryan, 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 conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of May, 2023.



A. Eric Johnston
Notary Public
Print Name: A. Eric Johnston
My Commission Expires: 4.24.27

Real Estate Sales Validation Form

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

Grantor's Name Jerilynn S and James Coley Sansom
Mailing Address William F. Ryan
4951 Indian Valley Road
Birmingham, AL 35242

Grantee's Name Jerilynn and James Sansom, Trustees
Mailing Address of the Jerilynn and Sansom Family Trust
4951 Indian Valley Road
Birmingham, AL 35242

Property Address 4951 Indian Valley Road
Birmingham, AL 35242

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 276,000.00



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/01/2023 02:41:41 PM
\$307.00 PAYGE
20230601000164290

A. Eric Johnston

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

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 5.30.23

Print A. Eric Johnston

Unattested
(verified by)

Sign *[Signature]*
(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1