

Return to:
Kevin Williams and Tracey Gries
179 Sugar Hill Ln
Alabaster, AL 35007

Order Number:
73198109-8563931

WARRANTY DEED

STATE OF Kentucky)

COUNTY OF Calloway)

Send Future Tax Notices to:
Kevin Williams and Tracey
Gries
179 Sugar Hill Ln
Alabaster, AL 35007

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, DONALD H. GARDNER and JOYCE A. GARDNER, husband and wife, acquired title as joint tenants with rights of survivorship to the hereinafter described property on August 29, 2002, in that certain deed recorded September 13, 2002, in the Probate Office of Shelby County, Alabama as Instrument No. 20020913000442770; and

WHEREAS, the said DONALD H. GARDNER died on March 2, 2010, thereby vesting fee simple title in the hereinafter described property in JOYCE A. GARDNER by operation of law as the surviving joint tenant; and

That for and in consideration of Two Hundred Thousand Dollars (\$200,000.00) and other valuable consideration, to the undersigned Grantor, JOYCE A. GARDNER, an unmarried woman, whose address is 2806 Eledge View Lane, Sevierville, TN 37876, in hand paid by the Grantee herein, the receipt of which is hereby acknowledged by said Grantor, Grantor does, by these presents grant, bargain, sell and convey unto KEVIN WILLIAMS, an unmarried man and TRACEY GRIES, an unmarried woman, as joint tenants with right of survivorship, whose address is 179 Sugar Hill Ln, Alabaster, AL 35007, herein referred to as Grantee, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

LOT 19, ACCORDING TO THE SURVEY OF SUGAR HILL TOWNHOMES, AS RECORDED IN MAP BOOK 28, PAGE 115, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Prior Deed Reference: Instrument No. 20020913000442770.

Parcel ID Number: 13 7 26 4 005 019.000

PAGE 1 OF 3



PCL 73198109 WD101 01 01 03

Commonly Known As: 179 Sugar Hill Ln, Alabaster, AL 35007

Fair Market Value: \$133,000.00

The total property herein conveyed and being conveyed together with all and singular, the buildings, rights, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

This conveyance is made subject to all restrictions, reservations, easements, and rights-of-way of record affecting this title to the above described property.

The above described property is not the homestead of the Grantors herein or either one of them.

TO HAVE AND TO HOLD unto the said Grantee, in fee simple, and Grantee's heirs and assigns forever. And grantor does for ourselves and our heirs and personal representatives covenant with the said Grantee, grantee's heirs and assigns, that grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances and that grantor has a good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs and personal representatives shall warrant and defend the same to the said Grantee, Grantee's heirs and assigns forever, against the lawful claims of all persons. The above conveyance includes all structures presently built, constructed, or set on the above described property.

The scrivener makes no warranties, nor does he express an opinion, as to the Grantor's title, or lack thereof. No survey was provided to the scrivener for the preparation of this deed. The description was provided by Amrock, LLC.

In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

[THIS SPACE INTENTIONALLY LEFT BLANK.]



IN WITNESS WHEREOF, the said Grantor, who is authorized to execute this conveyance hereto sets its signature and seal, this the 16 day of June, 2023.

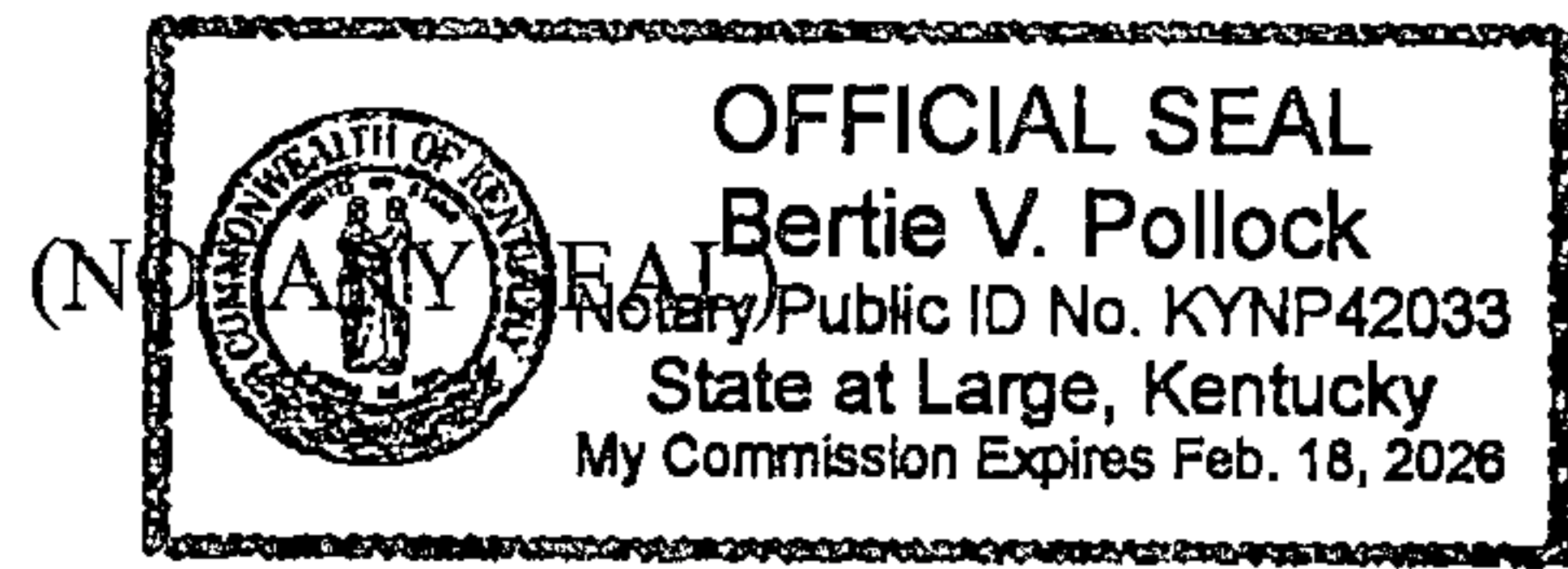
GRANTOR:

Joyce A Gardner
JOYCE A. GARDNER

STATE OF Kentucky)
COUNTY OF Calloway)

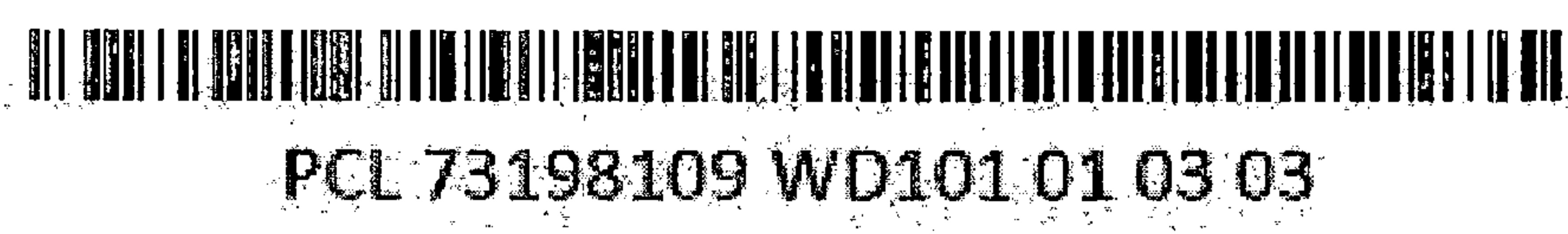
I, Bertie V Pollock, a Notary Public for the State of Ky, do hereby certify that JOYCE A. GARDNER, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, executed the same voluntarily on the day the same bears date.

Given under my hand this the 16th day of June, 2023.



Bertie V. Pollock
Notary Public
My commission expires: 02/18/2026

This instrument was prepared by (without benefit of title search):
Lauren Sonnier (AL Bar ID: DUV002)
Law Offices of Lauren Sonnier, PLLC
P. O. Box 1516
Ocean Springs, MS 39566
228-327-1424



Real Estate Sales Validation Form

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

Grantor's Name Joyce A. Gardner
Mailing Address 2806 Eledge View Lane
Severville, TN 37876

Grantee's Name Kevin Williams and Tracey Gries
Mailing Address 179 Sugar Hill Ln
Alabaster, AL 35007

Property Address 179 Sugar Hill Ln
Alabaster, AL 35007

Date of Sale 6/16/2023
Total Purchase Price \$200,000.00
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 (checked)
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).

Date 6/16/2023

Print JOYCE A GARDNER

Unattested (verified by)

Sign Joyce A Gardner (Grantor/Grantee/Owner/Agent) circle one

Real Estate Sales Validation Form

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

Grantor's Name Joyce A. Gardner
Mailing Address 2806 Eledge View Lane
Severville, TN 37876

Grantee's Name Kevin Williams and Tracey Gries
Mailing Address 179 Sugar Hill Ln
Alabaster, AL 35007

Property Address 179 Sugar Hill Ln
Alabaster, AL 35007

Date of Sale 06/10/2023
Total Purchase Price \$ 200,000.00

or
Actual Value \$

or
Assessor's Market Value \$



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/22/2023 11:08:11 AM
\$75.50 BRITTANI
20230622000185600

Brittani

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)

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Sales Contract
Closing Statement
Appraisal
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Date 06/10/2023

Print Kevin Williams Tracey Gries

Unattested

Handwritten signatures of Kevin Williams and Tracey Gries

Notary Public Seal: ALABAMA - STATE AT LARGE, My Commission Expires 11/01/2026

Grantor/Grantee/Owner/Agent circle one

Form RT-1