

This Instrument was Prepared by:

Send Tax Notice To: Thomas Wayne Glover

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

112 Abington Circle
Maylene, AL 35114

File No.: MV-23-29216

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Two Hundred Fifty Nine Thousand Nine Hundred Dollars and No Cents (\$259,900.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Erma Brown**, a single woman (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Thomas Wayne Glover**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit:

Lot 151 according to the Survey of Cedar Grove at Sterling Gate, Sector 2 Phase 3 as recorded in Map Book 26, Page 122, Shelby County, Alabama Records.

Property may be subject to 2023 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

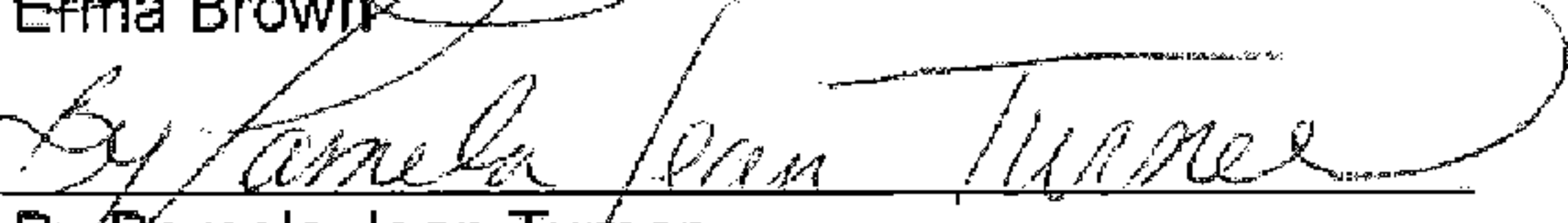
\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (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 person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 7th day of July, 2023.


Erma Brown


By Pamela Jean Turner
Attorney In Fact


By Jill Brown Cramer
Attorney In Fact

State of Florida

County of Seminole

I, Smit Bhut, a Notary Public in and for the said County in said State, hereby certify that Jill Brown Cramer as Attorney In Fact for Erma Brown, whose name(s) 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 29th day of June, 2023.

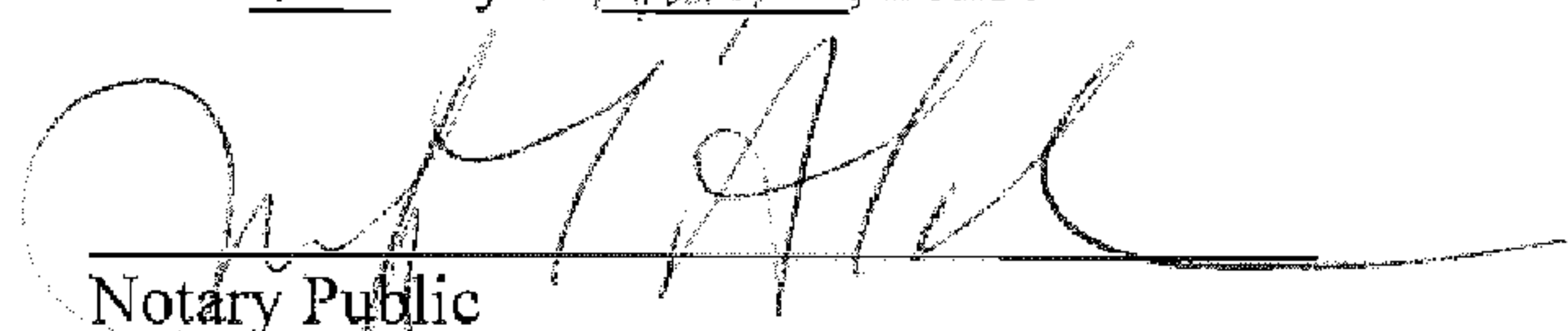

Notary Public, State of Florida
My Commission Expires: 04/04/2027



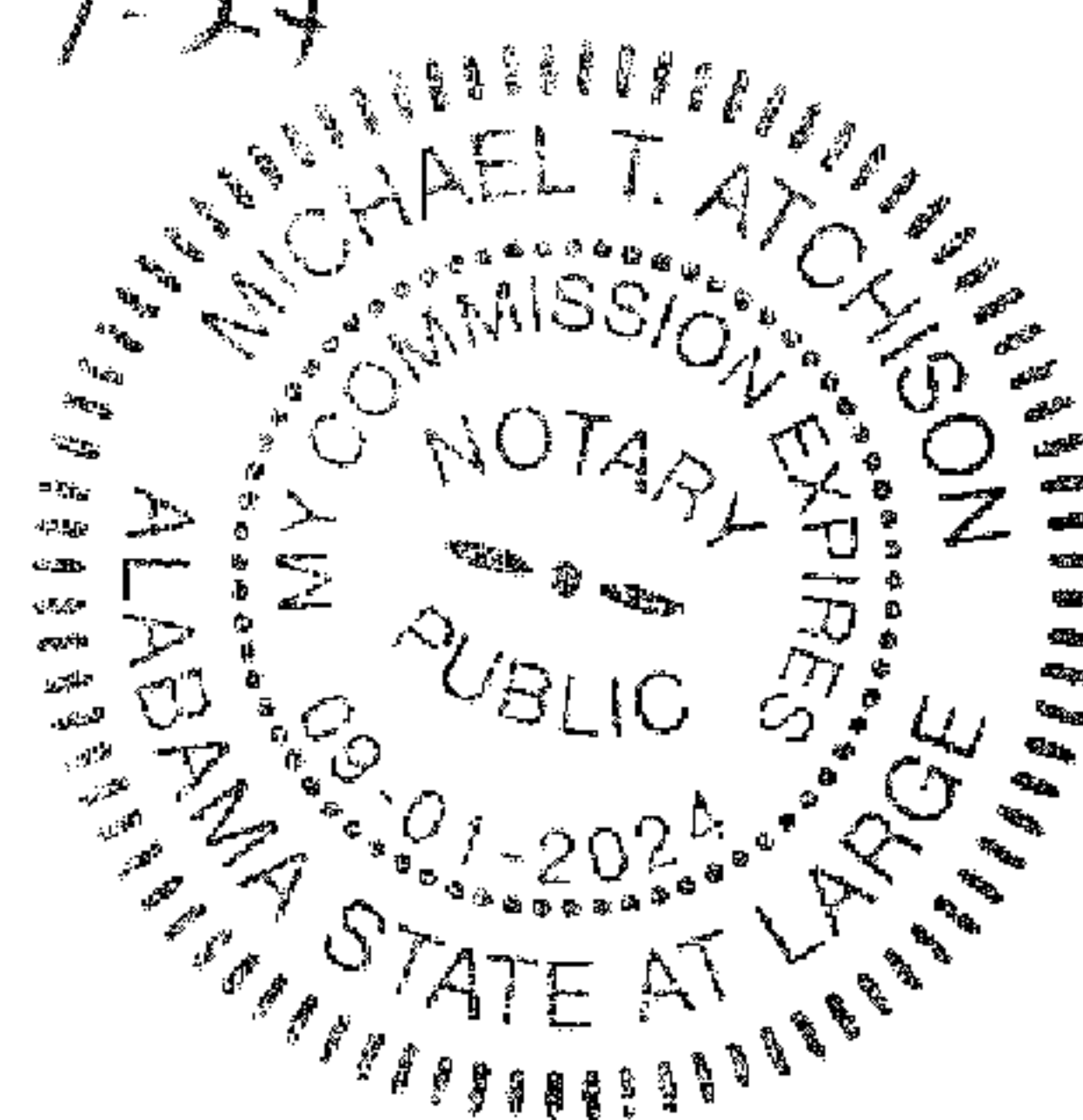
STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Pamela Jean Turner as Attorney in Fact for Erma Brown**, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7th day of July, 2023.



Notary Public
My Commission Expires 9-1-24



Real Estate Sales Validation Form

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

Grantor's Name <u>Erma Brown</u> Mailing Address <u>283 Kensington Lane</u> <u>Alabaster, AL 35007</u> Property Address <u>112 Abington Cir.</u> <u>Alabaster, AL 35114</u>	Grantee's Name <u>Thomas Wayne Glover</u> Mailing Address <u>112 Abington Cir</u> <u>Alabaster, AL 35114</u> Date of Sale <u>July 07, 2023</u> Total Purchase Price <u>\$259,900.00</u> or Actual Value _____ or Assessor's Market Value _____
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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
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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 of 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 June 28, 2023

Print Erma Brown

Unattested

(verified by) **Filed and Recorded**
Official Public Records
 Judge of Probate, Shelby County Alabama, County Clerk
 Shelby County, AL
 07/07/2023 01:36:05 PM
 \$288.00 BRITTANI
 20230707000203200



Form RT-1

Allen S. Bayl