

Return to:
Jerry Price and Nancy Price
1457 Alexander Ct
Alabaster, AL 35007

Order Number:
73232519

WARRANTY DEED

STATE OF Idaho)
COUNTY OF Ada)

Send Future Tax Notices to:
Jerry Price and Nancy Price
1457 Alexander Ct
Alabaster, AL 35007

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of Two Hundred Thousand Dollars (\$200,000.00) and other valuable consideration, to the undersigned Grantor, **AUDREY E. SULLINS**, an unmarried woman, whose address is 634 W Pennsylvania St, Boise, ID 83706, 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 **JERRY PRICE** and **NANCY PRICE**, husband and wife as joint tenants with rights of survivorship, whose address is 1457 Alexander Ct, 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 7, ACCORDING TO THE SURVEY OF KINGWOOD AS RECORDED IN MAP BOOK 6, PAGE 40, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Prior Deed Reference: Instrument Number 20050408000166010.

Parcel ID Number: 13 7 26 3 001 087.000

Commonly Known As: 1457 Alexander Ct, Alabaster, AL 35007

Fair Market Value: \$211,800.00

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.

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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. A 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.]

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IN WITNESS WHEREOF, the said Grantor, who is authorized to execute this conveyance hereto sets its signature and seal, this the 30 day of June, 2023.

GRANTOR:

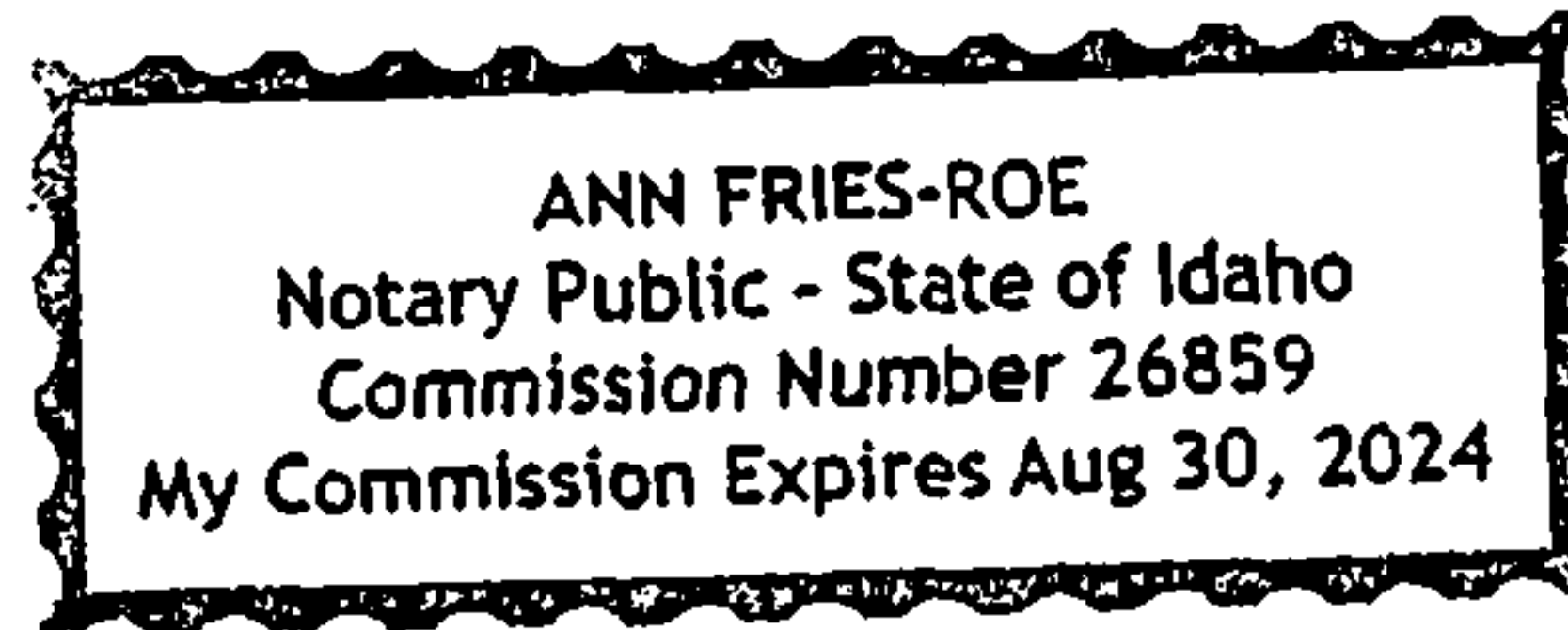
Audrey E. Sullins
AUDREY E. SULLINS

STATE OF Idaho)
COUNTY OF Ada)

I, Ann Fries-Roe, a Notary Public for the State of Idaho, do hereby certify that **AUDREY E. SULLINS**, 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 30th day of June, 2023.

(NOTARY SEAL)



Ann Fries-Roe
Notary Public
My commission expires: 8/30/24

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

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Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1***

Grantor's Name AUDREY E. SULLINS
 Mailing Address 634 W Pennsylvania St
Boise, ID 83706

Grantee's Name JERRY PRICE and NANCY PRICE
 Mailing Address 1457 Alexander Ct
Alabaster, AL 35007

Property Address 1457 Alexander Ct
Alabaster, AL 35007

Date of Sale 6/30/2023
 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
 07/13/2023 02:53:29 PM
 \$126.00 PAYGE
 20230713000209800

Alvin S. Boyd

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 ☐ Appraisal
☒ Sales Contract ☐ Other
☐ Closing Statement

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 06/30/23

Print Audrey E. Sullins

☐ Unattested
 (verified by)

Sign Audrey E. Sullins
 (Grantor/Grantee/Owner/Agent) circle one

Form RT-1