

SEND TAX NOTICE TO:

Michael Dennis Russell and Margie Marie Russell
100 Winterhaven Circle
Alabaster, AL 35007

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

Assessor's value:
\$198,690.00

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration, in hand paid to the undersigned, **William Randy Dow, Jr., a married man, Michael D. Russell and Margie M. Russell, husband and wife**, whose address is 100 Winterhaven Circle, Alabaster, AL 35007 (hereinafter "Grantor", whether one or more), by **Michael Dennis Russell and Margie Marie Russell**, whose address is 100 Winterhaven Circle, Alabaster, AL 35007 (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee **Michael Dennis Russell and Margie Marie Russell, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, **the address of which is 100 Winterhaven Circle, Alabaster, AL 35007 to-wit:**

Lot 6, Block 5, according to the Survey of Bermuda Hills, Second Sector, First Addition, as recorded in Map Book 7 Page 16, in the Probate Office of Shelby County, Alabama.

The property conveyed herein does not constitute the homestead of the Grantor, William Randy Dow, Jr., nor the homestead of his respective spouse.

William Randy Dow, Jr. is one and the same person as William Randall Dow, Jr. and William R. Dow, Jr..

Michael Dennis Russell is one and the same person as Michael D. Russell.

Margie Marie Russell is one and the same person as Margie M. Russell.

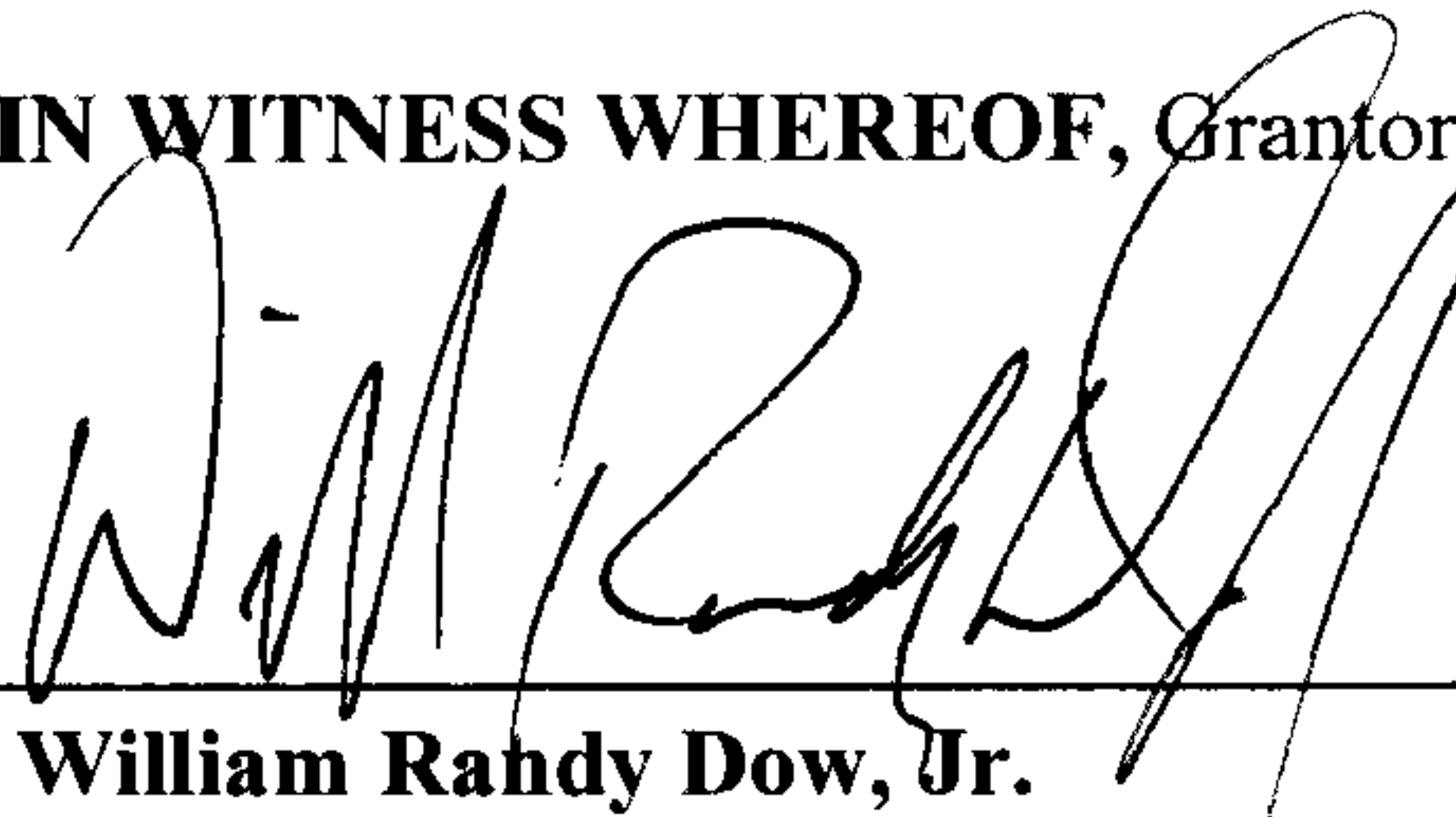
This deed is being executed to remove William Randy Dow, Jr. from title and to vest title in Michael Dennis Russell and Margie Marie Russell, as joint tenants with right of survivorship.

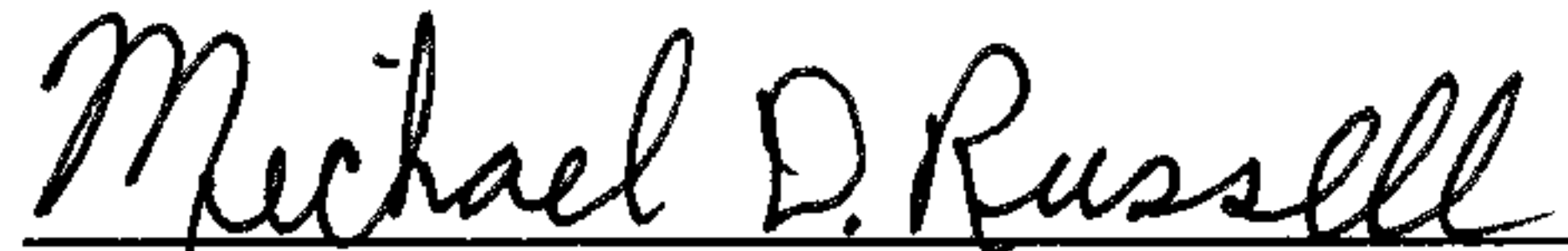
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$137,400.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 10th day of July, 2023.


William Randy Dow, Jr.


Michael D. Russell

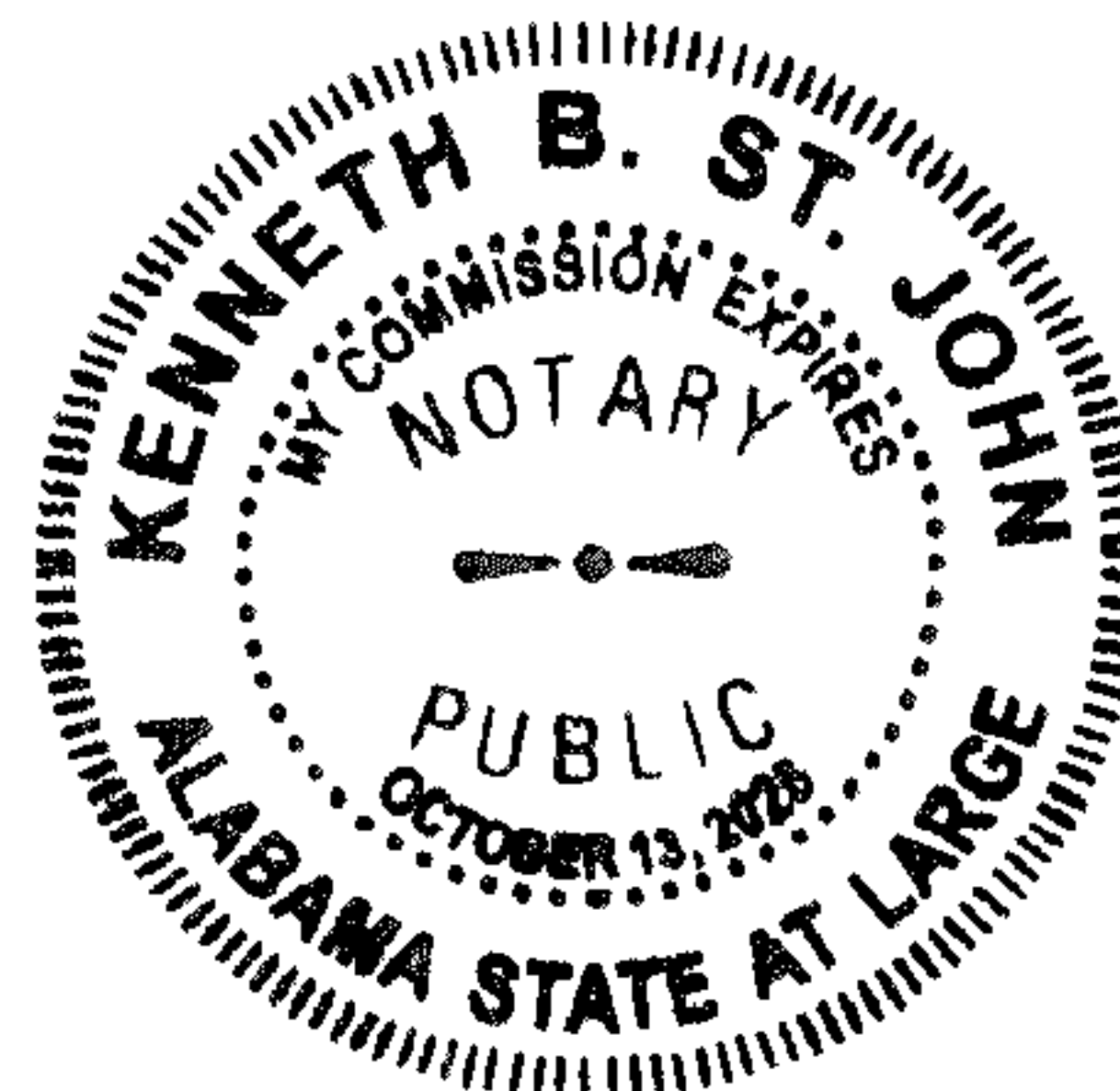

Margie M. Russell

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that **William Randy Dow, Jr., Michael D. Russell, and Margie M. Russell** 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 10th day of July, 2023.


Notary Public
Print Name: Kenneth B. St. John
My Commission Expires: 10/13/2026



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>William Randy Dow, Jr.,</u>	Grantee's Name	<u>Michael Dennis Russell and</u>
Mailing Address	<u>Michael D. Russell and Margie M. Russell</u>	Mailing Address	<u>Margie Marie Russell</u>
	<u>100 Winterhaven Circle</u>		<u>100 Winterhaven Circle</u>
	<u>Alabaster, AL 35007</u>		<u>Alabaster, AL 35007</u>
Property Address	<u>100 Winterhaven Circle</u>	Date of Sale	<u>July 10, 2023</u>
	<u>Alabaster, AL 35007</u>	Total Purchase Price	<u>\$</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$ 198,690</u>

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 Assessor's market value under parcel #
☐ Closing Statement	<u>23 2 03 4 001 063.000</u>

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 7/10/2023 Print Hyland Wehunt

☐ Unattested ☐ (verified by) Sign [Signature] (Grantor/Grantee/Owner/Agent) circle one

Form RT-1

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/14/2023 01:53:25 PM
\$232.00 BRITTANI
20230714000210890

Alvin S. Bayal