



20230901000266070 1/4 \$268.00
Shelby Cnty Judge of Probate, AL
09/01/2023 01:01:56 PM FILED/CERT

Space Above this Line for Recorder's Use

STATE OF ALABAMA)
)
) GENERAL WARRANTY DEED
SHELBY COUNTY)

PREPARED BY:

Roger Bass
2064 Regent Park Ln
Birmingham, Alabama 35242

RETURN RECORDED DEED TO:

Roger Bass
2064 Regent Park Ln
Birmingham, Alabama 35242

KNOW ALL MEN BY THESE PRESENTS, THAT for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Roger Bass, a married man, with an address of 2064 Regent Park Ln, Birmingham, Alabama 35242 (the “Grantor”), hereby grants, bargains, sells, and conveys unto Tatiana Bass, a married woman, with an address of 2064 Regent Park Ln, Birmingham, Alabama 35242, (the “Grantee”), an undivided 50% interest in the real property located in Shelby County, Alabama, described as follows (the “Property”):

Lot 36, according to the Survey of The Village at Highland Lakes, Regent Park Neighborhood, Phase Three, as recorded in Map Book 39, Page 130, in the Office of the Judge of Probate of Shelby County, Alabama.

Being one and the same as the property conveyed by the Warranty Deed recorded as Instrument Number 20200605000226440 in the records of Shelby County, Alabama, on June 5, 2020.

TO HAVE AND TO HOLD, together with all and singular appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, lien, interest, and claim



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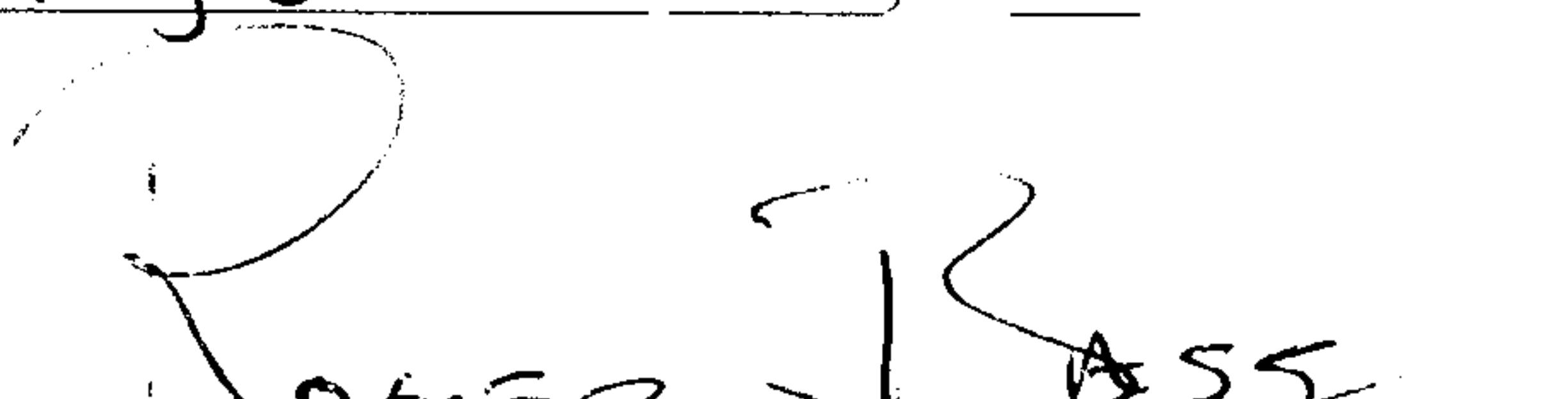
whatsoever of Grantor, either in law or equity, to the proper use, benefit, and behalf of the Grantees and Grantees' successors and assigns, forever.

This conveyance is subject to any and all validly existing easements, rights-of-way, and prescriptive rights, whether or not of record; all other presently recorded and validly existing restrictive covenants and reservations of oil, gas, and other minerals that affect the Property; all other presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; taxes and assessments for the current year and all subsequent years; and zoning and other governmental regulations.

The Property is the homestead of Grantor.

This deed is intended to constitute a general warranty deed. Grantor does, individually and for the heirs, executors, and administrators of Grantor, covenant with the Grantees and the heirs and assigns of the Grantees that Grantor is lawfully seized in fee simple of the Property; that the Property is free from all encumbrances except as to reservations and exceptions described herein; that the Grantor has a good right to sell and convey the Property; that the Grantor and the heirs, executors, and administrators of the Grantor shall warrant and defend the Property to the Grantees and the heirs and assigns of the Grantees forever, against the lawful claims of all persons.

Signed by the Grantor, Roger Bass, on August 25th, 2023.



Roger Bass

Signing solely to join in the conveyance of
homestead property under Ala. Code § 6-10-3



Tatiana Bass

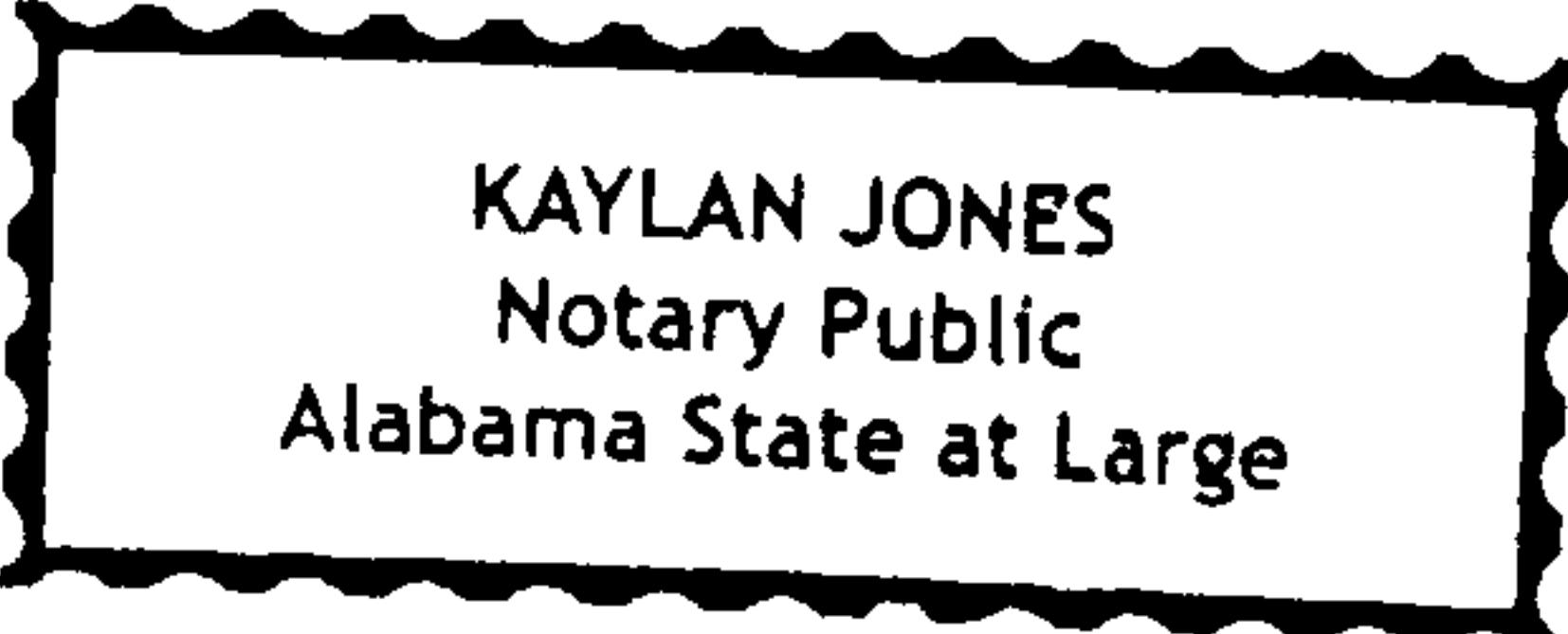
STATE OF ALABAMA
CITY/COUNTY OF Shelby


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I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Roger Bass, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he executed the same voluntarily on the day same bears date.

Given under my hand this 25th day of August, 2023.

[SEAL]



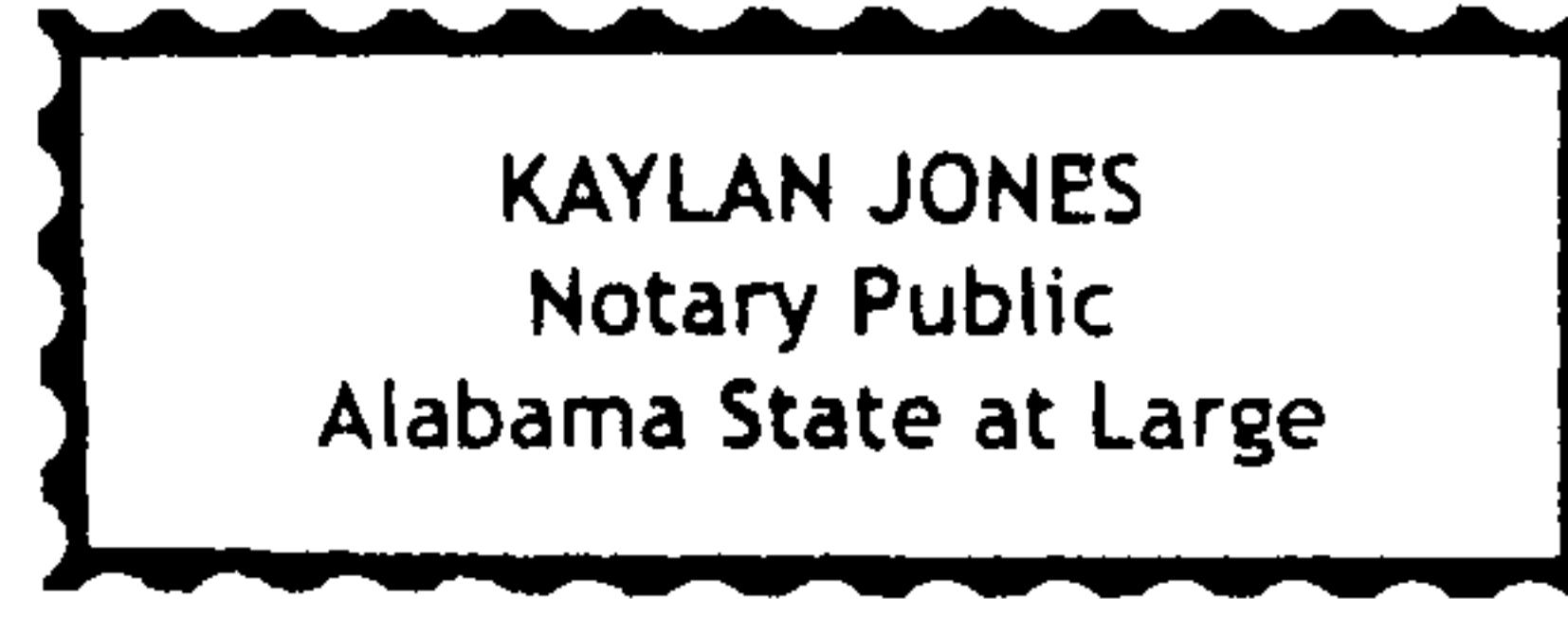

NOTARY PUBLIC
My Commission Expires My Commission Expires
June 14, 2026

STATE OF ALABAMA
CITY/COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Tatiana Bass, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, she executed the same voluntarily on the day same bears date.

Given under my hand this 25th day of August, 2023.

[SEAL]




NOTARY PUBLIC
My Commission Expires My Commission Expires
June 14, 2026

Real Estate Sales Validation Form

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

Grantor's Name
Mailing Address

Roger Bass
2064 REGENT PARK LN
BIRMINGHAM, AL 35242

Grantee's Name
Mailing Address

TATIANA BASS
2064 REGENT PARK LN
BIRMINGHAM, AL 35242

Property Address

2064 REGENT PARK LN
BIRMINGHAM, AL 35242

Date of Sale 8/25/23

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 473,700

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

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 9/1/23

Print

Roger Bass

Sign

Roger Bass

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1