

WARRANTY DEED



20231002000294020 1/3 \$413.00
Shelby Cnty Judge of Probate, AL
10/02/2023 12:28:24 PM FILED/CERT

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Three Hundred Eighty-Five Thousand and 00/100 Dollars (\$385,000.00), to the undersigned grantors in hand paid by the grantee herein, the receipt whereof is acknowledged, we, **Mike Williams** and wife, **Theresa Williams**, (herein referred to as grantors), do grant, bargain, sell and convey unto **Laura Gavin Donald**, (herein referred to as grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 1080, according to the Survey of Blackridge Phase 1A, as recorded in Map Book 48, Page 83 A & B, in the Probate Office of Shelby County, Alabama.

Prior Deed Reference: 20201027000487580

TO HAVE AND TO HOLD to the said grantee, her heirs and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant with said grantee, her heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that we have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators shall warrant and defend the same to the said grantee, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this the 28th day of September, 2023.

WITNESS:

Mitchell E. Gavin (Seal) Mike Williams (Seal)
Mike Williams

Mitchell E. Gavin (Seal) Theresa Williams (Seal)
Theresa Williams

STATE OF ALABAMA)
Jefferson COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Mike Williams** and **Theresa Williams**, 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 the 28th day of September, 2023.

Mitchell E. Gavin
Notary Public
My Commission Expires July 30, 2026

THIS INSTRUMENT PREPARED BY:
Mitchell E. Gavin
Attorney at Law
1258 Lee Street, P.O. Box 248
Alexander City, Alabama 35010

GRANTEE'S ADDRESS
1627 Chase Terrace
Birmingham, AL 35244



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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 Mike Williams and Theresa Williams
Mailing Address 165 Caliente Drive
Hoover, AL 35226

Property Address 2365 Blackridge Drive
Hoover, AL 35080

Grantee's Name Laura Donald
Mailing Address 1627 Chace Terrace
Birmingham, AL 35244

Date of Sale September 28, 2023
Total Purchase Price \$385,000.00
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 ☐ 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.



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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 9/28/23

Print Mike Williams

☒ Unattested

Dwight E. Davis
(verified by)

Sign

Mike Williams

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1