

This instrument was prepared by:
Heath S. Holden, Attorney at Law, LLC
PO Box 43281
Birmingham, AL 35243
File No. 2023-537

Send Tax Notice To:
PATRICIA DORSETT DAVIS
138 Brook Highland Cove
Birmingham, AL 35242

GENERAL WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **THREE HUNDRED SIXTY THOUSAND AND 00/100 (\$360,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **GRANTOR, JANICE T. WHITEMORE, a single woman**, (hereinafter referred to as **GRANTOR**), the receipt whereof is hereby acknowledged, the **GRANTOR** does hereby give, grant, bargain, sell and convey unto the **GRANTEE, PATRICIA DORSETT DAVIS** (herein referred to as **GRANTEE**), his/her heirs and assigns, the following described Real Estate, lying and being in the County of **SHELBY**, State of Alabama, to-wit:

Lot 20, according to the Survey of The Village at Brook Highland, as recorded in Map Book 24, Page 93, in the Probate Office of Shelby County, Alabama.

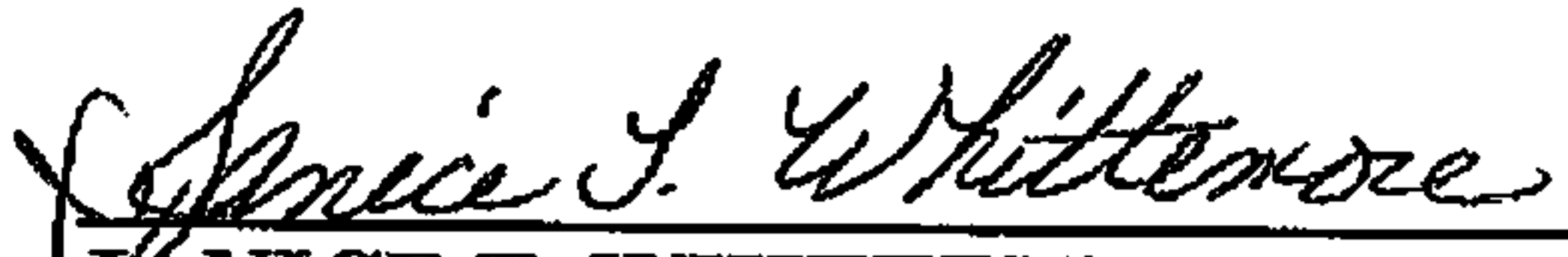
Subject to existing easements, current taxes, restrictions and covenants, set-back lines, rights of way and mortgages, if any, of record.

\$326,106.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said **GRANTEE**, his heirs and assigns forever.

AND SAID GRANTOR, for said **GRANTOR'S** heirs, successors, executors and administrators, covenants with **GRANTEE**, and with **GRANTEE'S** heirs and assigns, that **GRANTOR** is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that **GRANTOR** will, and **GRANTOR'S** heirs, executors and administrators shall, warrant and defend the same to said **GRANTEE**, and **GRANTEE'S** heirs and assigns, forever against the lawful claims of all persons.

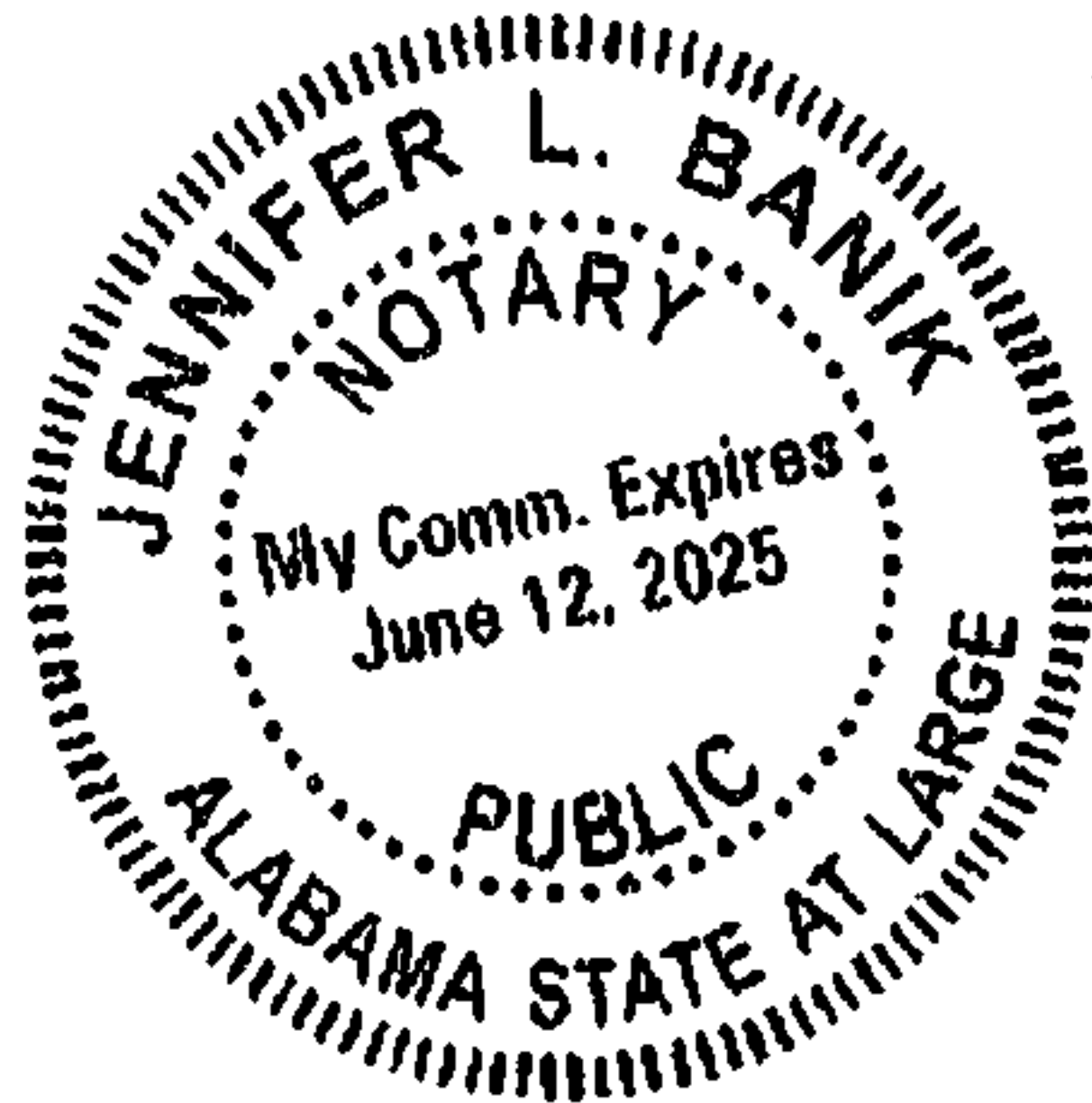
IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her hand and seal this the 2nd day of October, 2023.

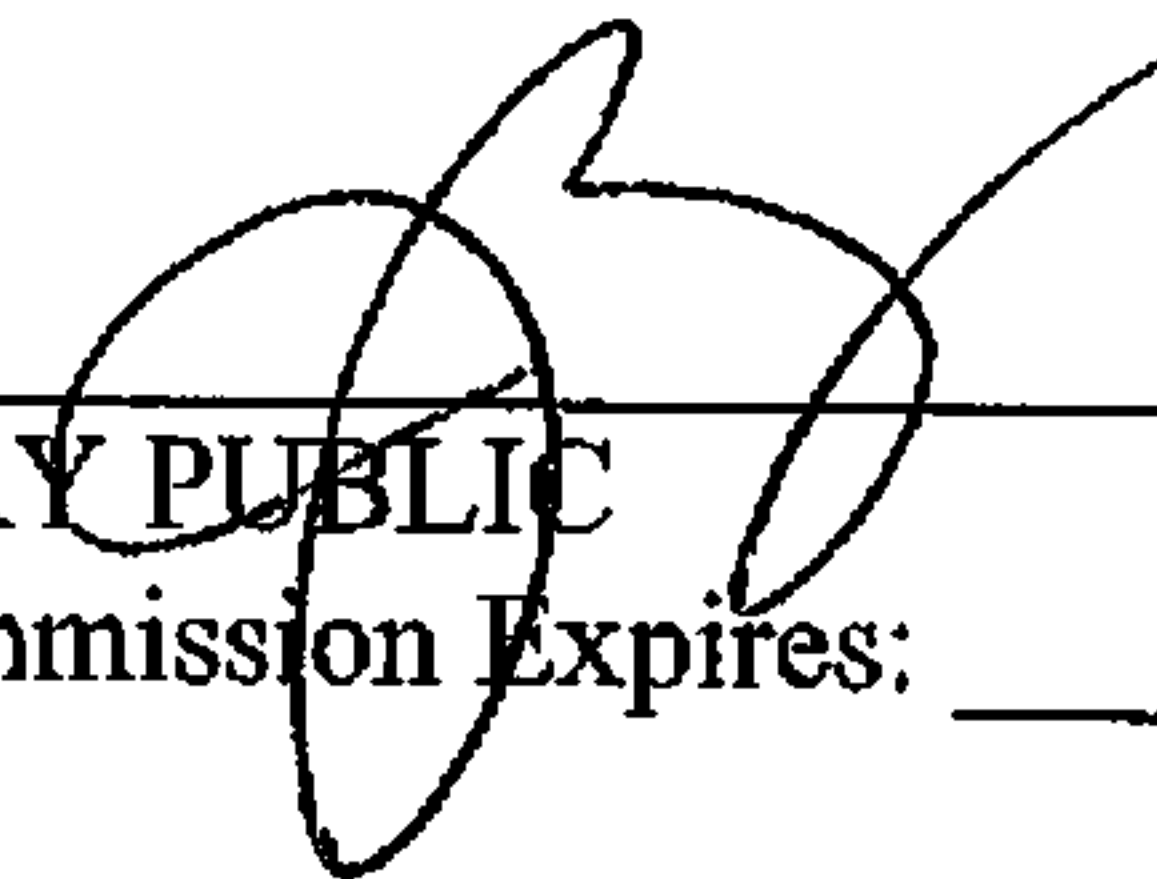

JANICE T. WHITTEMORE

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that, **JANICE T. WHITTEMORE**, 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, he/she has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 2nd day of October, 2023.




NOTARY PUBLIC
My Commission Expires: _____

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

Grantor's Name JANICE T. WHITEMORE
 Mailing Address 580 Rowland Rd.
Odenville, AL 35120
 Property Address 138 Brook Highland Cove
Birmingham, AL 35242

Grantee's Name PATRICIA DORSETT DAVIS
 Mailing Address 138 Brook Highland Cove
Birmingham, AL 35242
 Date of Sale October 2, 2023
 Total Purchase Price \$360,000.00
 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
☒ Sales Contract

☐ Appraisal
☐ 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 10.2.23

Print Jennifer Banik

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 10/02/2023 02:45:38 PM
 \$62.00 PAYGE
 20231002000294460

Allen S. Bayl

Form RT-1