



20231215000361300 1/4 \$387.50
Shelby Cnty Judge of Probate, AL
12/15/2023 01:58:31 PM FILED/CERT

Send Tax Notice to:
Ms. Carla Mendez Provost
121 Autumn View Drive
Sterrett, Alabama 35147

This instrument was prepared by:
ELLIS, HEAD, OWENS, JUSTICE & ARNOLD
113 North Main Street
P. O. Box 587
Columbiana, Alabama 35051

GENERAL WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and 00/100 Dollar (\$1.00) and other good and valuable consideration, to the undersigned Grantors in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, we, **CARLA MENDEZ PROVOST**, an unmarried woman, **KIMBERLY NICHOLE MURPHY**, an unmarried woman, **NATALIE DENISE PATTERSON**, a married woman, and **RYAN ELLIS PROVOST**, a married man (herein referred to as Grantors), do grant, bargain, sell and convey unto **CARLA MENDEZ PROVOST** (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 29, according to the survey of Bear Creek Ridge, Sector II, a resurvey of Lot 3A of a resurvey of Bear Creek Ridge, as recorded in Map Book 25, page 80, in the Probate Office of Shelby County, Alabama.

Subject to all easements, restrictions and rights-of-way of record.

The above described property does not constitute any part of the homestead of the married Grantors herein, or their spouses.

Ellis Troy Provost died intestate on or about August 9, 2023. Grantor Carla Mendez Provost was the wife of Ellis Troy Provost at the time of his death. Grantors Kimberly Nichole Murphy, Natalie Denise Patterson, and Ryan Ellis Provost, were the only children of Ellis Troy Provost, deceased.

TO HAVE AND TO HOLD unto the said Grantee, her heirs, successors and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the 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 noted 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.

Shelby County, AL 12/15/2023
State of Alabama
Deed Tax: \$354.50

IN WITNESS WHEREOF, we have hereunto set our hands and seals this _____
day of _____, 2023.

Carla Mendez Provost (SEAL)
Carla Mendez Provost

Kimberly Nichole Murphy (SEAL)
Kimberly Nichole Murphy

Natalie Denise Patterson (SEAL)
Natalie Denise Patterson

Ryan Ellis Provost (SEAL)
Ryan Ellis Provost

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a notary public in and for said County, in said State, hereby certify that Carla Mendez Provost, an unmarried woman, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8th day of Sept., 2023.

Kimi M. Foster (SEAL)
Notary Public
My Commission Expires: 1-4-27

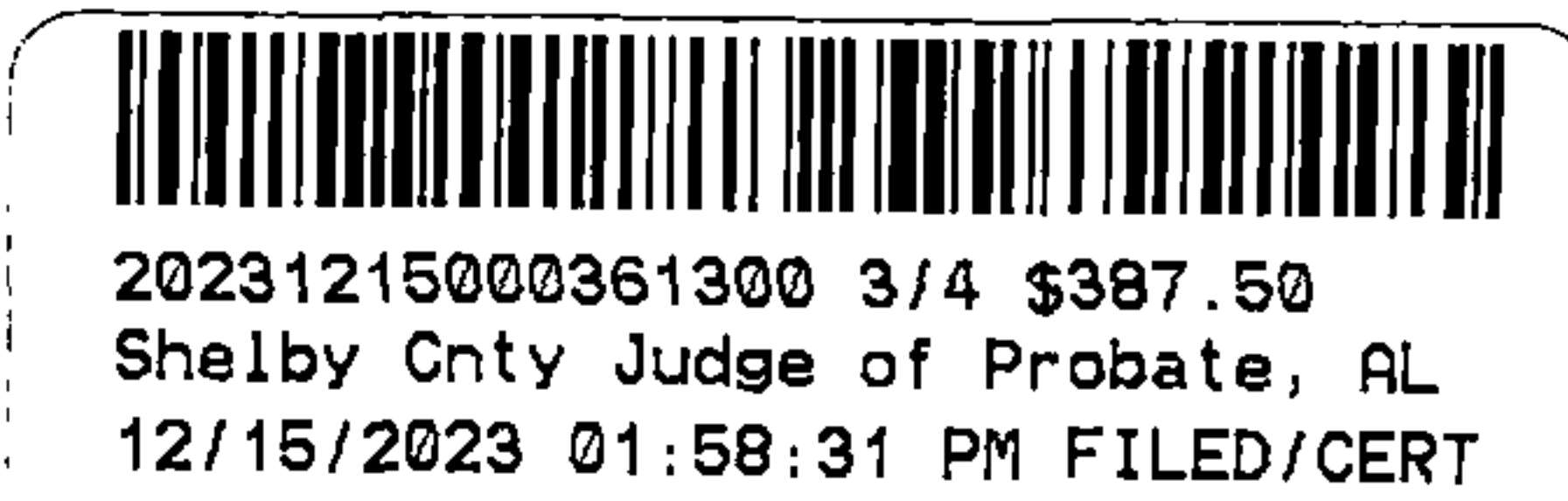
STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a notary public in and for said County, in said State, hereby certify that Kimberly Nichole Murphy, an unmarried woman, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10th day of October, 2023.

Kimi M. Foster
Notary Public
My Commission Expires: 1-4-2027

STATE OF ALABAMA)
SHELBY COUNTY)



I, the undersigned authority, a notary public in and for said County, in said State, hereby certify that Natalie Denise Patterson, a married woman, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day of Dec., 2023.

Kevin M. Foster
Notary Public
My Commission Expires: 1-4-2027

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a notary public in and for said County, in said State, hereby certify that Ryan Ellis Provost, a married man, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12th day of Sept., 2023.

Kevin M. Foster
Notary Public
My Commission Expires: 1-4-2027

Real Estate Sales Validation Form

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

Grantor's Name Carla Mendez Provost, Kimberly Nichole Murphy,
Natalie Denise Patterson, Ryan Ellis Provost

Mailing Address 121 Autumn View Drive
Sterrett, Alabama 35147

Grantee's Name Carla Mendez Provost

Mailing Address 121 Autumn View Drive
Sterrett, Alabama 35147

Property Address 121 Autumn View Drive
Sterrett, Alabama 35147

Date of Sale _____

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$ 354,100.00


20231215000361300 4/4 \$387.50
Shelby Cnty Judge of Probate, AL
12/15/2023 01:58:31 PM FILED/CERT

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

☐ Appraisal
☒ Other Property Tax Commissioner

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 9-8-23

Print Carla Mendez Provost

☐ Unattested

Kim M. Foster
(verified by)

Sign

Carla Mendez Provost

(Grantor/Grantee/Owner/Agent) circle one