



20240122000016180 1/3 \$29.00
Shelby Cnty Judge of Probate, AL
01/22/2024 01:07:01 PM FILED/CERT

SEND TAX NOTICE TO:

Brian C. Richey
1198 Amberley Woods Drive
Helena, AL 35080

This instrument was prepared by:

Wendy Hartley Gregerson
5501 Highway 280, Suite 301
Birmingham, AL 35242

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of compliance with an order of the Probate Court of Shelby County, Alabama, hereinafter described, and other good and valuable consideration to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, **Brian C. Richey, as Personal Representative of the Estate of Cynthia S. Richey, deceased,** (herein referred to as Grantor), grant, bargain, sell and convey unto **Brian C. Richey,** a married man (herein referred to as Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 72, according to the Amended Map of Amberley Woods, 5th Sector, as recorded in Map Book 21, Page 102 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to: (1) Taxes for the year 2023 and subsequent years; (2) Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any; (3) Mineral and mining rights, if any.

And being the same property commonly known as 1198 Amberley Wood Drive, Helena, AL 35080.

THE DESCRIPTION AND INFORMATION FOR THE PREPARATION OF THIS DEED WAS PROVIDED BY THE GRANTOR AND GRANTEE. THE DRAFTSMAN MAKES NO WARRANTIES, AS TO THE SUFFICIENCY OF THE INTEREST CONVEYED, NO TITLE OPINION WAS REQUESTED AND NO TITLE OPINION WAS PREPARED.



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This conveyance is executed by the undersigned **Brian C. Richey, solely in his capacity as Personal Representative of the Estate of Cynthia S. Richey, deceased**, and not in his individual capacity nor in any other capacity. This conveyance is further executed in compliance with and subject to the terms, conditions, and stipulations of an order of the Probate Court of Shelby County, Alabama in said cause.

TO HAVE AND TO HOLD to the said Grantee, his heirs and assigns forever.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 22nd day of January, 2024.

ESTATE OF CYNTHIA S. RICHEY, deceased

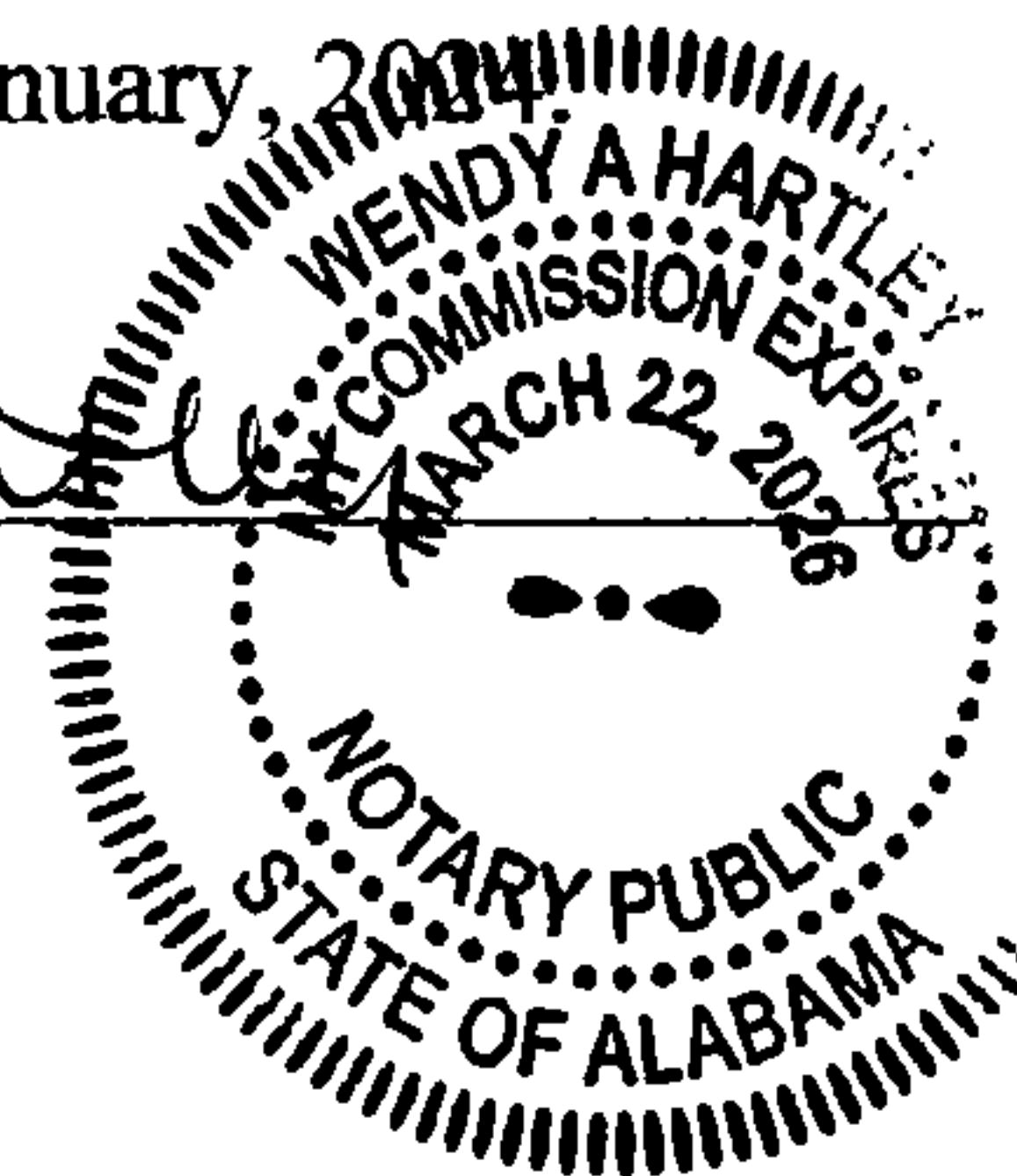
By: Brian C. Richey
Brian C. Richey, in his capacity as Personal Representative of the Estate of Cynthia S. Richey, deceased.

STATE OF ALABAMA
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Brian C. Richey**, whose name as Personal Representative of the Estate of Cynthia S. Richey, deceased, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22nd day of January, 2024.

Wendy A. Hartley
Notary Public



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 Cynthia Richey
Mailing Address 1198 Amberley Woods Dr
Helena, AL 35080

Grantee's Name Brian Richey
Mailing Address 3362 Hwy 32
Wilcoxville, AL 35186

Property Address 1198 Amberley Woods Dr
Helena, AL 35080

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 207,400

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

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 1/22/24

Print Brian Richey

Sign Brian Richey
(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

Form RT-1