

File No: AL2306531R
Grantor's Loan No. 908001823485

Prepared by: Thomas Granville McCroskey, Esq., Alabama Bar No. 0066C36T, 5315 N Clark Street #173, Chicago, IL 60640, (866) 363-3337.

The preparer of this instrument has neither been requested to nor has the preparer conducted a title search or an inspection of the Demised Premises transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the Demised Premises have been made by the preparer.

After Recording, Send to:
Novare National Settlement Service
3180 Curlew Rd, Suite 108
Oldsmar, FL 34677

Parcel Number: 35 1 01 1 002 024.000

SPECIAL WARRANTY DEED

Christopher S. Garner, unmarried, and **Christa D Garner AKA Christa D. Jackson-Garner**, unmarried, a formerly married couple who are now divorced pursuant to the Final Judgment of Divorce filed Chilton County, Alabama in Case No. DR-2023-900072.00 on 8/4/2023, ("Grantor"), of **2050 Timberline Drive, Calera, AL 35040**, for and in the consideration of \$0.00 (Zero Dollars and Zero Cents) and other good and valuable consideration, in hand paid receipt of which is hereby acknowledged, grants, bargains, sells and conveys with covenants of special warranty to **Christa D Garner**, an unmarried woman, ("Grantee"), whose tax mailing address is **2050 Timberline Drive, Calera, AL 35040**, the following described real estate:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF CALERA, COUNTY OF SHELBY, STATE OF ALABAMA AND IS DESCRIBED AS FOLLOWS:

Lot 96, according to the Survey of The Reserve at Timberline, as recorded in Map Book 34, Page 117 A, B, C and D, in the Probate Office of Shelby County, Alabama

APN: 35 1 01 1 002 024.000

Property Address is: 2050 Timberline Drive, Calera, AL 35040

Prior deed recorded at Instrument No. 20081229000475200

Grantor makes no representations or warranties, of any kind or nature whatsoever, other than those set out above and below, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

Title to the property hereinabove described is subject to the following: a) real estate taxes and assessments not yet due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) legal roads and highways; and e) any rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever. Grantor covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received, and that Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, but against no other.

Executed by the undersigned on 18 January, 2024:

Christopher S. Garner

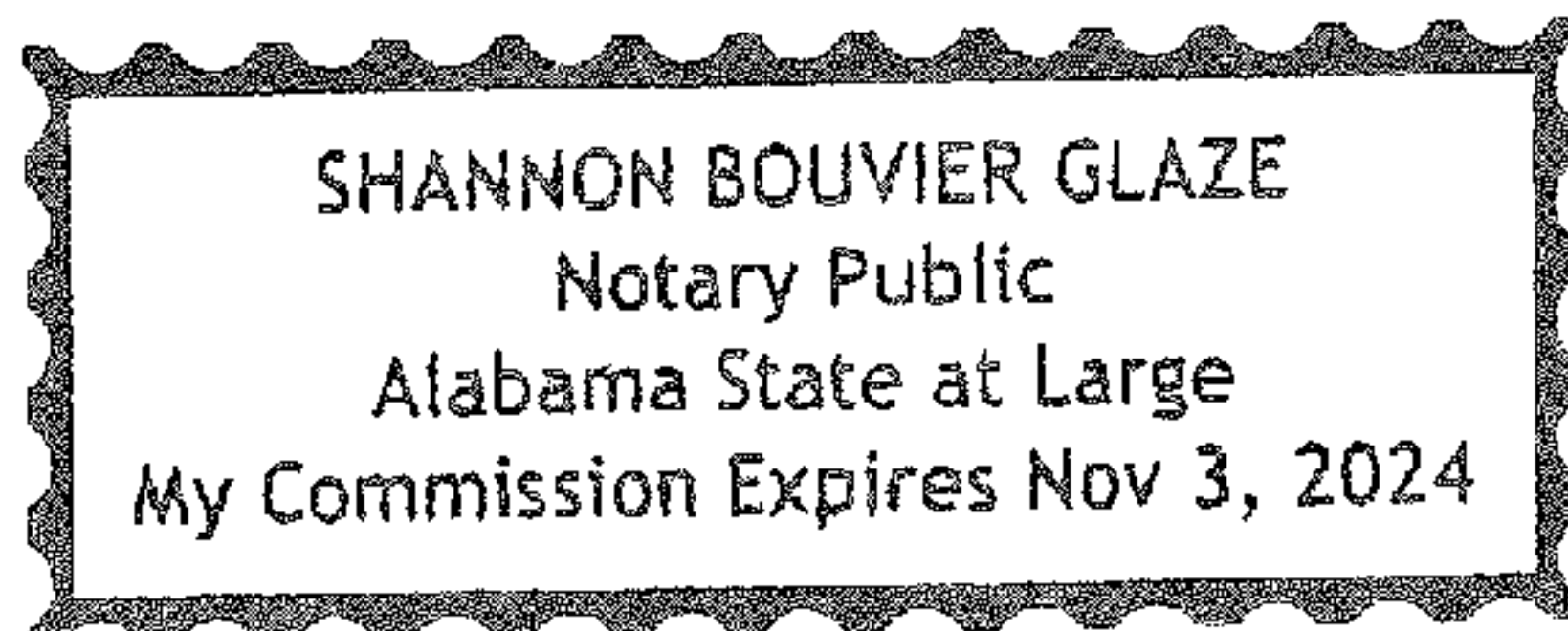
Christopher S. Garner

STATE OF Alabama
COUNTY OF Shelby Chilton (8/13/24)

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **Christopher S. Garner**, personally known to me or has produced Driver License as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged before me on this date, that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.


Given under my hand and Notarial Seal this 18 day of January, 2024.

Shannon Bouvier Glaze
Notary Public



Executed by the undersigned on 18 January, 2024:

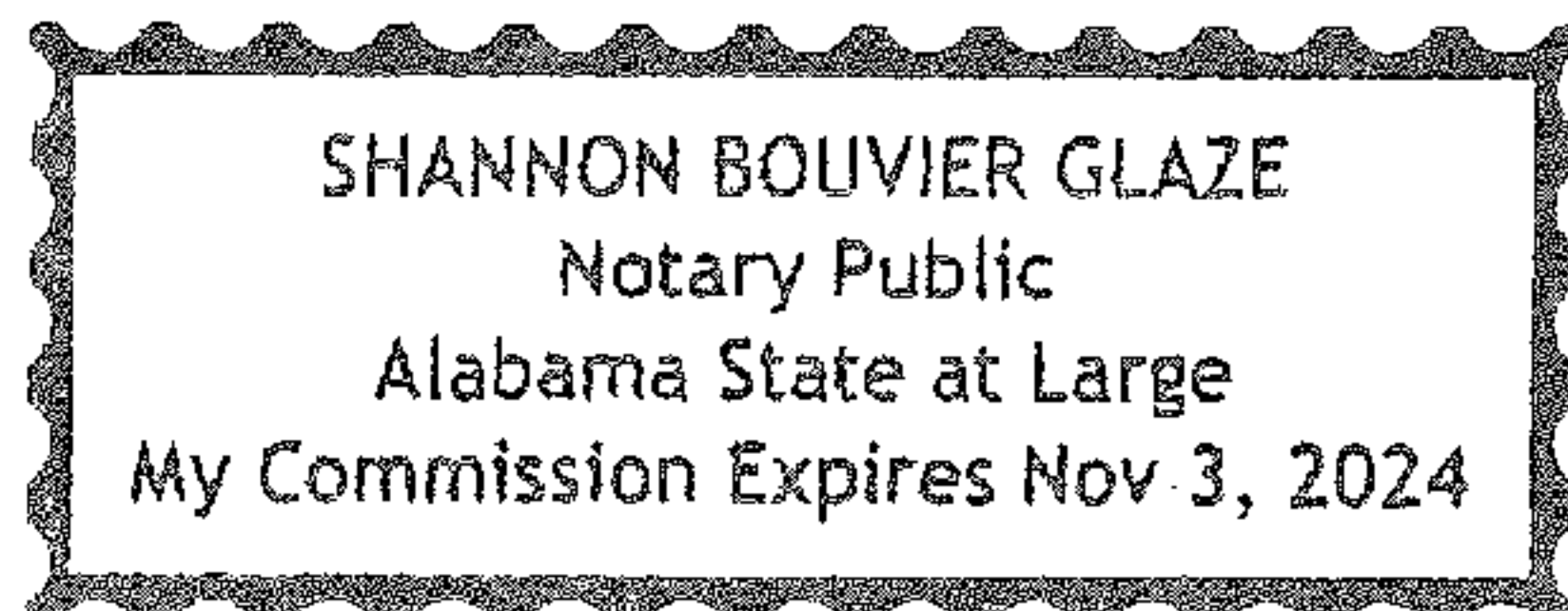
Christa D Garner AKA Christa D Jackson Garner
**Christa D Garner AKA Christa
D. Jackson-Garner**

STATE OF Alabama
COUNTY OF Shelby Chilton 

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO
HEREBY CERTIFY THAT **Christa D Garner**, personally known to me or has produced
Driver License as identification, to be the same person(s) whose names are
subscribed to the foregoing instrument, as having executed the same, appeared before
me this day in person and acknowledged before me on this date, that (he/she/they)
signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary
act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 18 day of January 2024.

Shannon Bouvier Glaze
Notary Public



Real Estate Sales Validation Form

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

Grantor's Name Christopher S. Garner and
Christa D Garner AKA Christa D.
Jackson-Garner

Grantee's Name Christa D Garner

Mailing Address 2050 Timberline Drive, Calera, AL
35040

Mailing Address 2050 Timberline Drive, Calera,
AL 35040

Property Address 2050 Timberline Drive, Calera, AL
35040

Date of Sale **1/18/2024**

Total Purchase Price **\$0.00**

or
Actual Value \$ **23,000.00**

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
☐ 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 1/18/24

Print

Christa D Garner

Unattested

Shannon Bourrier Gley
(verified by)

Sign

Christa D Garner

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/24/2024 10:53:22 AM
\$57.00 PAYGE
20240124000018520

Ann S. Byrd