This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law 101 West College Street Columbiana, AL 35051 Send Tax Notice To: Phillip M. Kamerer

625 County Road 109

Montevallo AL 35115

STATUTORY WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of Eighty Thousand Dollars and No Cents (\$80,000.00), the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, Anita G. Cofer, a proceed woman (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto Phillip M. Kamerer, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

Lot 7, according to the Capps Sub-Division, Calera, Alabama, as shown by map recorded in Map Book 3, Page 155, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

Property may be subject to taxes for 2024 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

No part of the homestead of the Grantor herein or spouse, if any.

\$64,000.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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

AND THE GRANTOR HEREBY COVENANT, with the Grantee, except as above noted, that at the time of the delivery of this Deed, the premises were free from all encumbrances made by it and that it will warranty and defend the same against the lawful claims and demands of all persons claiming, by, through or under it but against none other.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 30th day of January, 2024.

Anita G. Cofer

State of Alabama

County of Shelby

I, Mild Some Notary Public in and for the said County in said State, hereby certify that Anita G. Cofer, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official/seal this the 30th day of January, 2024.

Notary Public, State of Alabama

My Commission Expires: September 01, 2024

Real Estate Sales Validation Form

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

Grantor's Name Mailing Address	Anita G. Cofer	Grantee's Name	Phillip M. Kamerer
	550 Cedar Lake Calen M 35046	Mailing Address	625 Connt Rd 109 montoulle, pl 3,715
Property Address	1844 19th St. Calera, AL 35040	Total Purchase Price	January 30, 2024 \$80,000.00
		or Actual Value	
	As	or sessor's Market Value	
The purchase price one) (Recordation Bill of Sale XX Sales Con Closing St	tract	e verified in the following Appraisal Other	ng documentary evidence: (check
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 of 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 <u>Code of Alabama 1975</u> § 40-22-1 (h).			
	of my knowledge and belief that the inform that any false statements claimed on this form § 40-22-1 (h).		
Date January 25, 2		Print Anita G. Cofer	
Unattested			Za J Code
$\mathbf{S} = \mathbf{C} \mathbf{G}$	(verified by) ed and Recorded ficial Public Records lge of Probate, Shelby County Alabama, County erk	(Grantor/0	Grantee/Owner/Agent) circle one

Shelby County, AL 01/30/2024 02:26:44 PM \$105.00 JOANN

20240130000024000

Form RT-1

alling 5. Buyl