



20240207000030840 1/4 \$479.00
Shelby Cnty Judge of Probate, AL
02/07/2024 01:22:33 PM FILED/CERT

This conveyance prepared without the benefit of current survey or title insurance. Attorney makes no representations as to the legal description or title of this property.

This instrument was prepared by:
Jason A. Stuckey, Esq.
Fulmer, May & Stuckey, LLC
300 Cahaba Park Circle, Ste. 100
Birmingham, AL 35242
Telephone: (205) 991-6367

Send Tax Notice To:
Robert E. Kent
3064 Valley Ridge Road
Birmingham, AL 35242

STATE OF ALABAMA)
COUNTY OF SHELBY)

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT IN CONSIDERATION OF One Dollar and 00/100 (\$1.00) and other good and valuable consideration to the undersigned Grantor in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **ROBERT E. KENT, a married man** (hereinafter referred to as "Grantor") does grant, bargain, sell and convey unto **ROBERT E. KENT and wife, DEBBIE SNEAD KENT**, (hereinafter referred to as "Grantees"), in fee simple, as joint tenants, with right of survivorship, together with every contingent remainder and right of reversion, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

LOT 2, ACCORDING TO THE SURVEY OF FINAL PLAT OF THE MIXED USE SUBDIVISION INVERNESS HIGHLANDS, AS RECORDED IN MAP BOOK 34, PAGE 45 A & B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Subject to:

Taxes for the current year and subsequent years, which are not yet due and payable.

Easements, Restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any.

Mineral and mining rights, if any.

Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Plat/Map Book 34, Page 45 A & B.



Covenants, conditions and restrictions (deleting therefrom, restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Real 268, Page 605 and Instrument #20050110000014390 in the Probate Office of Shelby County, Alabama.

Easement to Alabama Power Company as recorded in Instrument #20050204000058110.

Easement to Southern Bell Telephone and Telegraph Company as recorded in Volume 320, Page 878.

Easement to Water Works Board of the City of Birmingham as recorded in Volume 312, Page 926.

Easement as recorded in Volume 347, Page 866.

Easement to Alabama Power Company as recorded in Real 340, Page 804, Real 348, Page 751, Misc. Volume 14, Page 424, Real 34, Page 614, Real 84, Page 298, Real 340, Page 816, Real 105, Page 875 and Real 131, Page 763.

Easement to Shelby County Education Board as recorded in Instrument #1999-29881.

Easement to BellSouth Telecommunications as recorded in Instrument #1999-29883.

The above described property is now the homestead of the Grantees.

TO HAVE AND TO HOLD unto the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. And I do for myself and for my heirs, executors, and administrators covenant with said Grantees, Grantees' heirs and assigns, that I am lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall, warrant and defend the same to the said Grantees, Grantees' heirs, and assigns forever, against the lawful claims of all persons.



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IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 24th day of January, 2024.

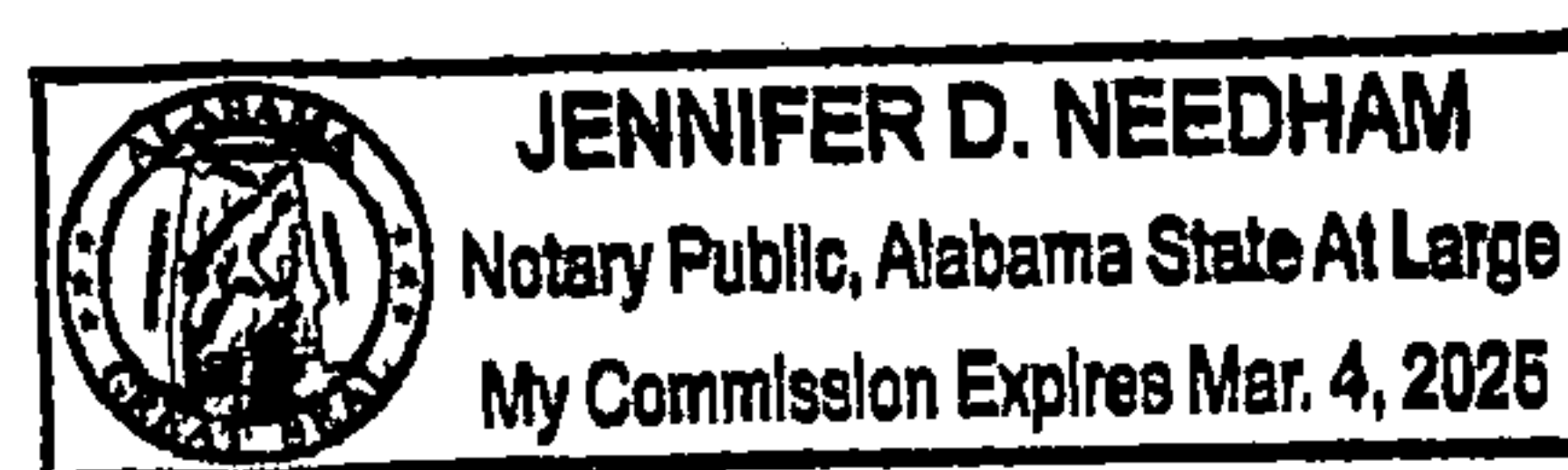
Robert E. Kent
Robert E. Kent, Grantor

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **ROBERT E. KENT** 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 executed the same voluntarily on the date the same bears date.

Given under my hand and official seal this the 24th day of January, 2024.

Jennifer D. Needham
Notary Public
My Commission Expires: 3/4/25



Property Address: 3064 Valley Ridge Road, Birmingham, AL 35242
2023 Tax Assessor Value: \$447,800

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, §

Grantor's Name Robert E. Kent
Mailing Address 3064 Valley Ridge Road
Birmingham, AL 35242

Grantee's Name Robert E. Kent & Debbie Snead Kent
Mailing Address 3064 Valley Ridge Road
Birmingham, AL 35242

Property Address 3064 Valley Ridge Road
Birmingham, AL 35242

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 447,800.00

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 2023 Tax Assessor's Value

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 1/24/24

Print Jason A. Stuckey

Unattested _____
(verified by)

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

Print Form