

THIS INSTRUMENT WAS PREPARED BY:

Burt W. Newsome
GREYSTONE TITLE, L.L.C.
P.O. Box 382753
Birmingham, Alabama 35238

STATE OF ALABAMA)
)
SHELBY COUNTY)

GENERAL WARRANTY DEED

That in consideration paid by Grantee herein, the receipt of which is hereby acknowledged by the Grantor herein, the undersigned **LARRY W. SALTER AND KAREN M. SALTER, A MARRIED COUPLE**, have granted, bargained and sold, and does by these presents grant, bargain, sell and convey unto **DAN SAVOIE AND MELISSA SAVOIE** (hereinafter referred to as Grantee) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 7-39, Block 7 according to the Survey of Mt. Laurel, Phase 1A
as recorded in Map Book 27 Page 72 A&B in the Probate Office of
Shelby County, Alabama.

This deed is subject to all matters of public record which would affect title vesting hereby in the Grantee under the present laws of the State of Alabama, including Sections 6-5-248 and 6-5-253, *Code of Alabama* Grantors do hereby warrant and covenant the title to the above described property and will defend said title against any and all claims of any third parties.

TO HAVE AND TO HOLD the above described property, together with all rights and privileges incident or appurtenant thereto, unto **DAN SAVOIE AND MELISSA SAVOIE**, as joint tenants with right of survivorship, their heirs successors and assigns forever, it being the intention of the parties to this conveyance that on the event of Grantee's death, the entire interest in fee simple shall pass to the heirs, successors and assigns of the Grantee. This conveyance is made under the express authority of *Code of Alabama*, 1975, Section 35-4-7, as amended.

IN WITNESS WHEREOF, LARRY W. SALTER AND KAREN M. SALTER have caused this conveyance to be executed and their seals affixed this the 10th day of

February, 2024.

Larry W Salter
LARRY W. SALTER

Karen M Salter
KAREN M. SALTER

STATE OF ALABAMA)
COUNTY OF Shelby)

I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that **LARRY W. SALTER AND KAREN M. SALTER** signed the foregoing general warranty deed, and who are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 10th day of February, 2024.

[Signature]
Notary Public
My commission expires: 9/11/2024

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name LARRY & KAREN SALTER
 Mailing Address 1009 Dublin Way
Birmingham AL 35242

Grantee's Name DAN & MELISSA SAVOIE
 Mailing Address 45 Burnham Street
Birmingham AL 35242

Property Address 45 BURNHAM STREET
BIRMINGHAM, AL 35242

Date of Sale 2/16/2024Total Purchase Price \$710,000.00

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 02/16/2024 12:23:59 PM
 \$738.00 JOANN
 20240216000040980

or
 Actual Value \$

or
 Assessor's Market Value \$



The purchase price or actual value claim Allen S. Boyd 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 02/16/2024Print LARRY SALTER

Unattested

Sign

(verified by)

Larry Salter
 (Grantor/Grantee/Owner/Agent) circle one