

SEND TAX NOTICE TO:
Sundra Seals
117 Kentwood Lane
Alabaster, AL 35007

This instrument was prepared by
Frank Steele Jones
Regency Closing & Title, LLC
500 Southland Drive
Suite 230
Birmingham, Alabama 35226

WARRANTY DEED

State of Alabama)
) KNOW ALL MEN BY THESE PRESENTS:
Shelby County)

That in consideration of **Three Hundred Twenty Five Thousand Dollars and No Cents (\$325,000.00)**, and other good and valuable considerations to the undersigned Grantors, in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, **Joshua Guy Beard and Katherine Renee Beard, Husband and Wife**, (herein referred to as the "Grantors", whether one or more), grant, bargain, sell and convey unto **Sundra Seals** (herein referred to as the "Grantees", whether one or more), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

Lot 53, according to the Survey of Kentwood, First Addition, as recorded in Map Book 17, Page 115, and re-recorded in Map Book 19, Page 75, in the Probate Office of Shelby County, Alabama.


Subject to ad valorem taxes for the year 2023, and subsequent years, easements, restrictions, covenants, rights of way, and limitations of record.


TO HAVE AND TO HOLD to the said grantee, as fee simple owner, his heirs, successors and/or assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantee, his heirs, successors and/or assigns forever, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said Grantee, his heirs, successors and/or assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 28th day of February, 2024.

\$319,113.00 of the purchase price recited was paid from mortgage loan closed simultaneously herewith.

 (Seal)
Joshua Guy Beard

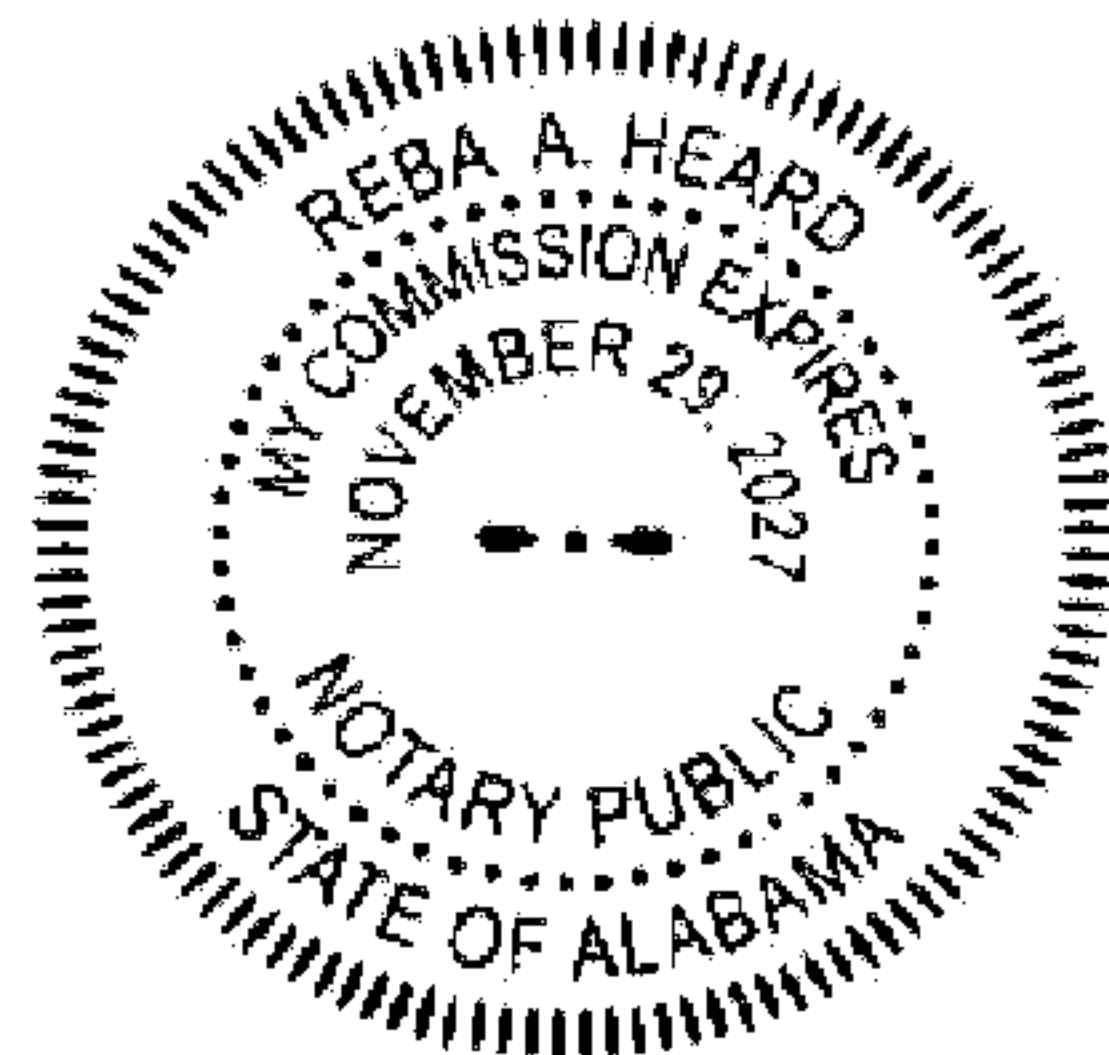
 (Seal)
Katherine Renee Beard

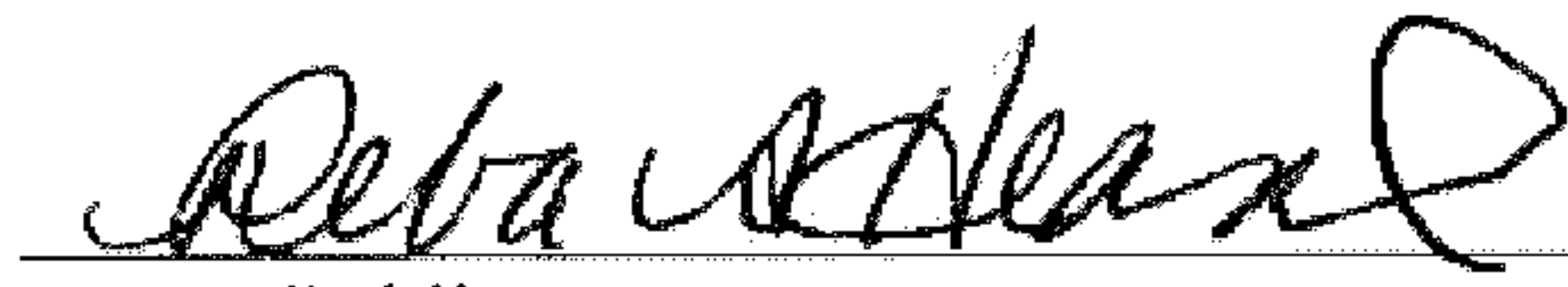
State of Alabama)
) General Acknowledgment
Shelby County)

I, Reba A. Heard a Notary Public in and for said County, in said State, hereby certify that ,
Joshua Guy Beard and Katherine Renee Beard, Husband and Wife, whose names are signed to the
foregoing conveyance, 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 as their own act on the
day the same bears date.

Given under my hand and official seal this 28th day of February, 2024.

(Seal or stamp)




Notary Public
My Commission Expires: _____



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 03/05/2024 01:45:46 PM
 \$34.00 JOANN
 20240305000060110

Allen S. Byrd

Real Estate Sales Validation Form

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

Grantor's Name Joshua Guy Beard
 Mailing Address Katherine Renee Beard
1454 Butler Road
Alabaster, AL 35007

Grantee's Name Sandra Seals
 Mailing Address 117 Kentwood Lane
Alabaster AL 35007

Property Address 117 Kentwood Lane
Alabaster, AL 35007

Date of Sale 2/28/24
 Total Purchase Price \$ 325,000.00

or
 Actual Value \$

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 3/5/24

Print Reba A. Heard

☐ Unattested

Sign

Reba A. Heard

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1