

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS that for and in consideration of the sum of Two Hundred Eighty-Five Thousand and No/100 Dollars (\$285,000.00) and other good and valuable consideration, to the undersigned GRANTOR, **D. Wade Ramsey, a married person**, in hand paid by Grantee, **Paul Susce**, the receipt whereof is hereby acknowledged, the said Grantors do hereby **GRANT, BARGAIN, SELL AND CONVEY** unto the said Grantee the following described real estate, to wit:

The Northerly 22.08 feet of Lot 37 and Southerly 2 feet of Lot 38, according to the Survey of Chase Plantation, Fourth Sector, as recorded in Map Book 9, Page 156A & B, in the Office of the Judge of Probate of Shelby County, Alabama.

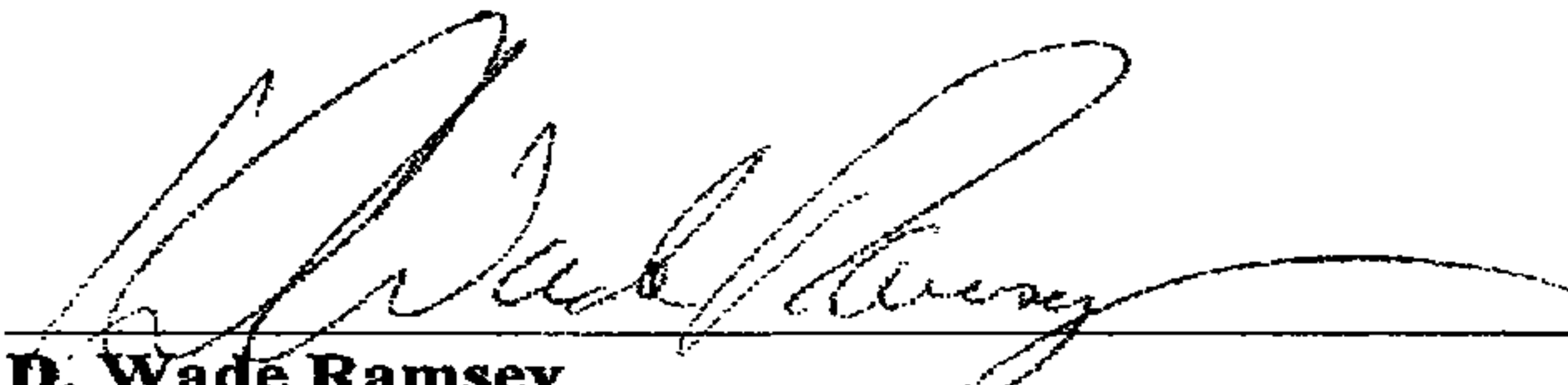
For ad valorem tax purposes only, the address of the above-described property is 437 Chase Plantation Parkway, Birmingham, AL 35244. This property is not the homesteaded residence of the grantor.

This conveyance is made subject to any and all easements, restrictions, reservations, and right of ways appearing of record affecting the subject property.

GRANTOR makes no warranty or covenant respecting the nature of the quality of title to the property herein conveyed other than that the GRANTOR has neither permitted or suffered any lien, encumbrance or adverse claim to the property herein since the day of the acquisition thereof by the GRANTOR except as set for hereinabove.

TO HAVE AND TO HOLD to the said GRANTEE forever.

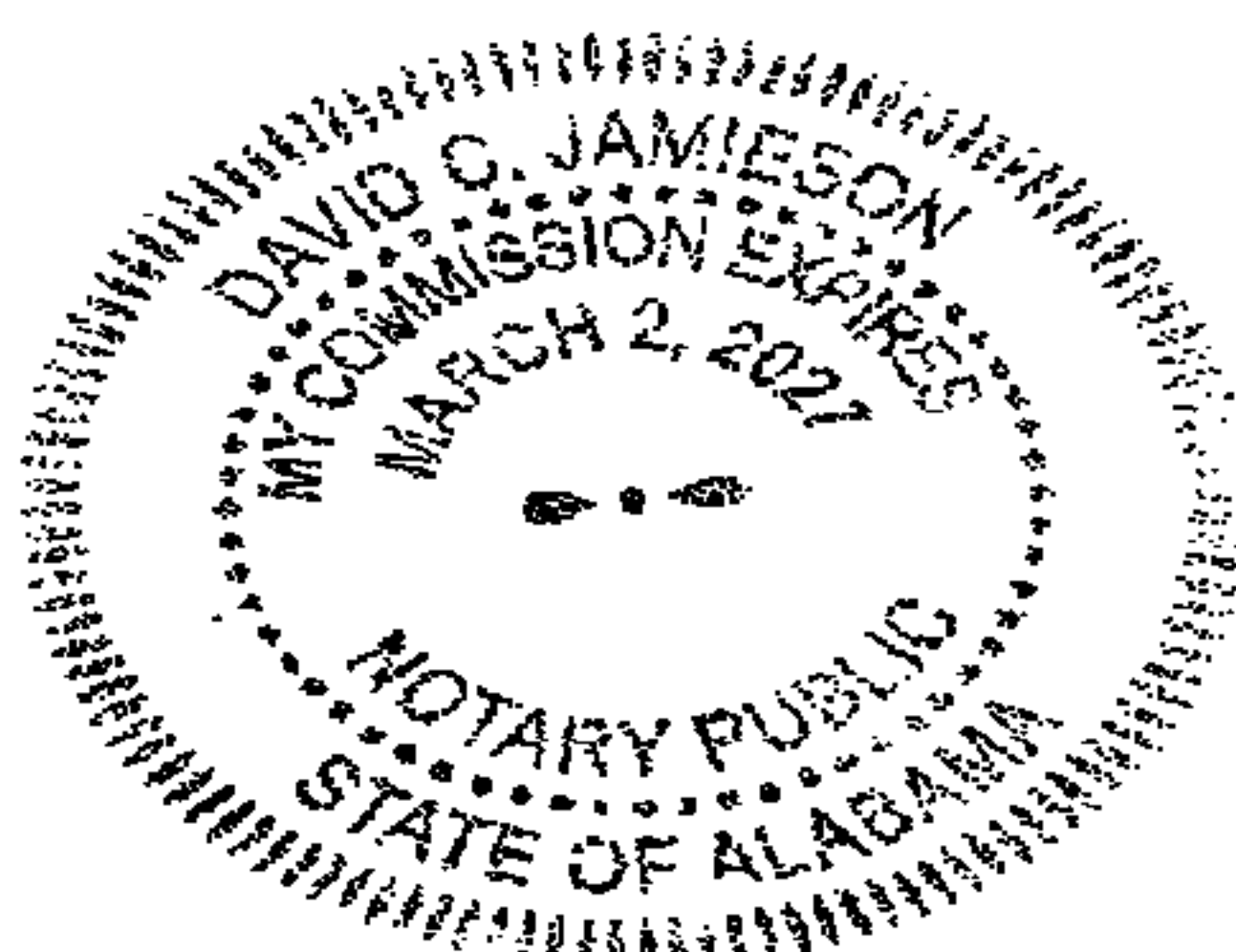
IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 20th day of March, 2024.


D. Wade Ramsey

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County and State hereby certify that **D. Wade Ramsey**, 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, they executed the same voluntarily and with full stated authority on the day the same bears date.

Given under my hand and official seal this the 20th day of March, 2024.

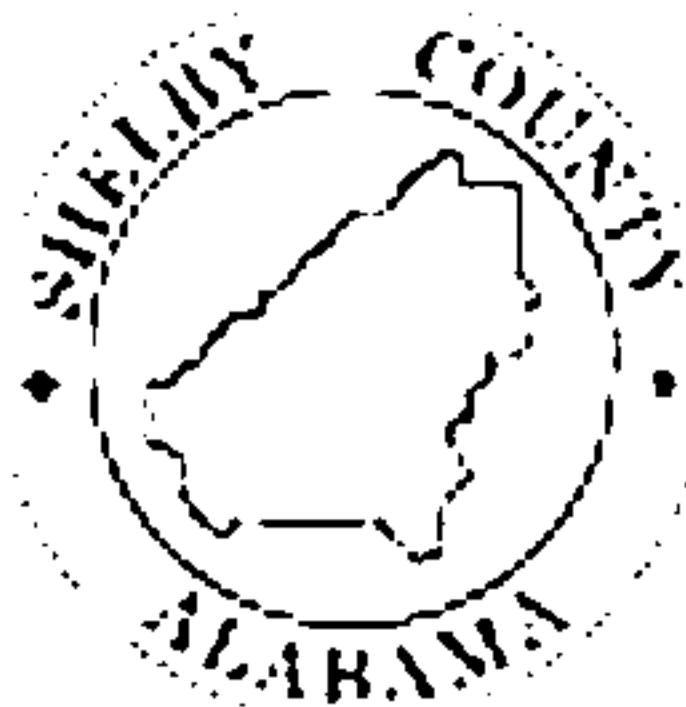



NOTARY PUBLIC

My Commission Expires: 3/2/27

THIS INSTRUMENT PREPARED BY:
David C. Jamieson, Attorney, 1855 Data Drive, Suite 255, Birmingham, AL 35244

AFTER RECORDING, RETURN TO:
Smith Closing & Title, LLC, 1855 Data Drive, Suite 255, Birmingham, AL 35244



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 03/20/2024 10:06:26 AM
 \$310.00 BRITTANI
 20240320000075690

Allen S. Bevil

Real Estate Sales Validation Form

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

Grantor's Name D. Wade Ramsey
 Mailing Address PO Box 382012
Birmingham, AL 35238

Grantee's Name Steven Paul Susce
 Mailing Address 437 Chase Plantation Parkway
Birmingham, AL 35244

Property Address 437 Chase Plantation
Parkway
Birmingham, AL 35244

Date of Sale March 20, 2024
 Total Purchase Price \$285,000.00

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

☐ Appraisal

☒ Sales Contract

☐ Other

☐ Closing Statement

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 March 20, 2024

Print Leanne G. Ward

☐ Unattested

Sign Leanne G. Ward

(verified by)

(Grantor/Grantee/Owner/Agent) circle one