

SEND TAX NOTICE TO:
Cynthia A. Mohr
3028 Arbor Bend
Hoover, AL 35244-1572

This instrument was prepared by:

A. Eric Johnston
1200 Corporate Drive, Suite 107
Birmingham, Alabama 35242

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of \$1.00 and other good and valuable consideration to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, we, **Cynthia Abernathy Mohr and spouse Christopher G. Mohr** (herein referred to as grantors), grant, bargain, sell and convey unto **Cynthia Abernathy Mohr as Trustee, or any successor Trustee of the Cynthia Abernathy Mohr Family Trust dated March 22, 2024** (herein referred to as grantee), the following described real estate, situated in Shelby County, Alabama, to wit:

Lot 195, according to the Final Plat of Arbor Hill Phase III, as recorded in Map Book 33, Page 142, in the Probate Office of Shelby County, Alabama.

Subject to easements, restrictions, rights-of-way, setback lines, covenants, agreements, and mineral/mining rights of record, if any.

Cynthia A. Masdon is one and the same person as Cynthia Abernathy Mohr.

NO TITLE OPINION GIVEN.

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

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEE, their heirs and assigns, 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, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 20th day of March, 2024.

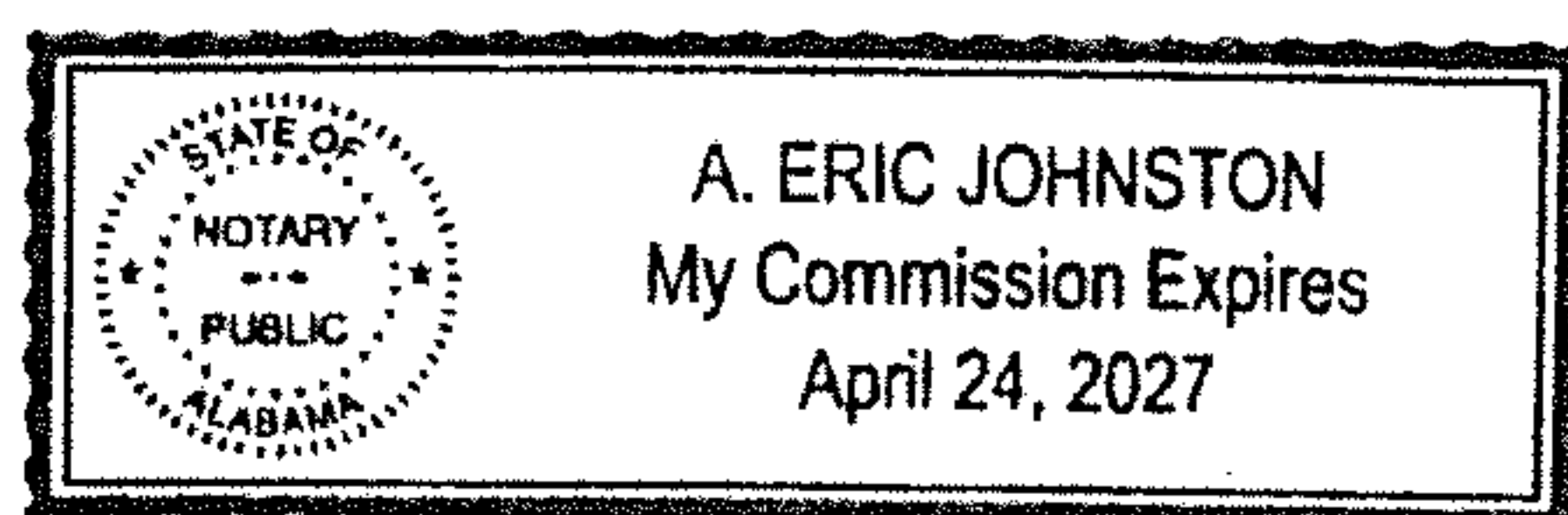
Cynthia Abernathy Mohr
Cynthia Abernathy Mohr
Christopher G. Mohr
Christopher G. Mohr

STATE OF ALABAMA)
SHELBY COUNTY)

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that, **Cynthia Abernathy Mohr** and **Christopher G. Mohr**, 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 on the day the same bears date.

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



A. Eric Johnston
A, Eric Johnston, Notary Public
My Commission Expires: 4-24-27

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

Grantor's Name Cynthia and Christopher Mohr
 Mailing Address 3028 Arbor Bend
Hoover, AL 35244-1572

Grantee's Name Cynthia Abernathy Mohr
 Mailing Address 3028 Arbor Bend
Hoover, AL 35244-1572

Property Address 3028 Arbor Bend
Hoover, AL 35244-1572

Date of Sale _____
 Total Purchase Price \$ _____



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 04/02/2024 03:12:26 PM
 \$433.00 BRITTANI
 20240402000090910

or
 Actual Value \$ _____
 or
 Assessor's Market Value \$ 404,100

Alexis Bayl

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 Tax Assessor
☐ 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 3.22.24

Print A. Eric Johnston

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

Unattested

(verified by)

Print Form

Form RT-1