



<b>Prepared By and After Recording Return to:</b>	 20240426000122590 1/3 \$29.00 Shelby Cnty Judge of Probate, AL 04/26/2024 01:47:20 PM FILED/CERT
Lovell Perry, 	
333 Normandy Lane, Chelsea, AL 35043	
<b>Send Tax Statements to Grantee (Name and Address):</b>	
Lovell Perry	
333 Normandy Lane, Chelsea, AL 35043	
----- Above this Line Reserved for Official Use Only -----	

## WARRANTY DEED

(Fiduciary)

**FOR TEN (\$10.00) DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION**, the receipt and sufficiency of which is hereby acknowledged, the undersigned, Lovell Perry, Jr., as Legal Heir & Executor by the power conferred upon him/her by Annie P. Perry, and the laws of the State of Alabama, does hereby grant, bargain, sell, and convey unto Lovell Perry, Jr., hereinafter "Grantee(s)", whether one or more, the following lands and property, together with all improvements located thereon, lying in the County of Shelby, State of Alabama, to-wit:

☐ Legal Description attached as Exhibit A incorporated by reference as though set in full.

☒ Legal Description:

BEG @ INTER MOST SLY COR Lot 52 Courtyard Manor MB 35 PG 144 & E ROW  
Normandy Lane NE 413.76 E49.28 SW 452.75 TO POB

Parcel ID 14-1-01-4-002-023.000

Plat Book: 35 / Plat Page: 144  
Census Tract: 030214 / Block: 2094  
Lat: 33.320312 Lon: -86.695585

Commonly known as: 333 Normandy Lane, Chelsea, AL 35043



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Together with all and singular the tenements, hereditaments, and appurtenances, thereto belonging or in anywise appertaining in fee simple.

Subject to ad valorem taxes for the current year and subsequent years, easements, restrictions of record, encroachments, rights of way and other matters shown by public record.

GRANTOR does for Grantor and Grantor's successors and assigns forever hereby covenant with GRANTEE that Grantor is duly qualified to act in Grant's official capacity; that the Grantor has full power and authority in Grantor's official capacity and/or by virtue of an order of a court or probate to bargain and sell the above described premises; and, that Grantor or Grantor's successors shall warrant and defend the granted premises to the Grantee against all claims and demands of any person or persons claiming under the Grantor.

LOVELL PERRY, JR has hereunto set his hand this 26 day of APRIL, 2024.

Signature of Grantor

LOVELL PERRY, JR

Type /Print Name

State of Alabama

County of Shelby

I, Kellie R Haller hereby certify that LOVELL PERRY JR 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 day the same bears date.

Given under my hand this 26<sup>th</sup> day of April, 2024.

(Seal)

10/20/27

My Commission Expires \_\_\_\_\_

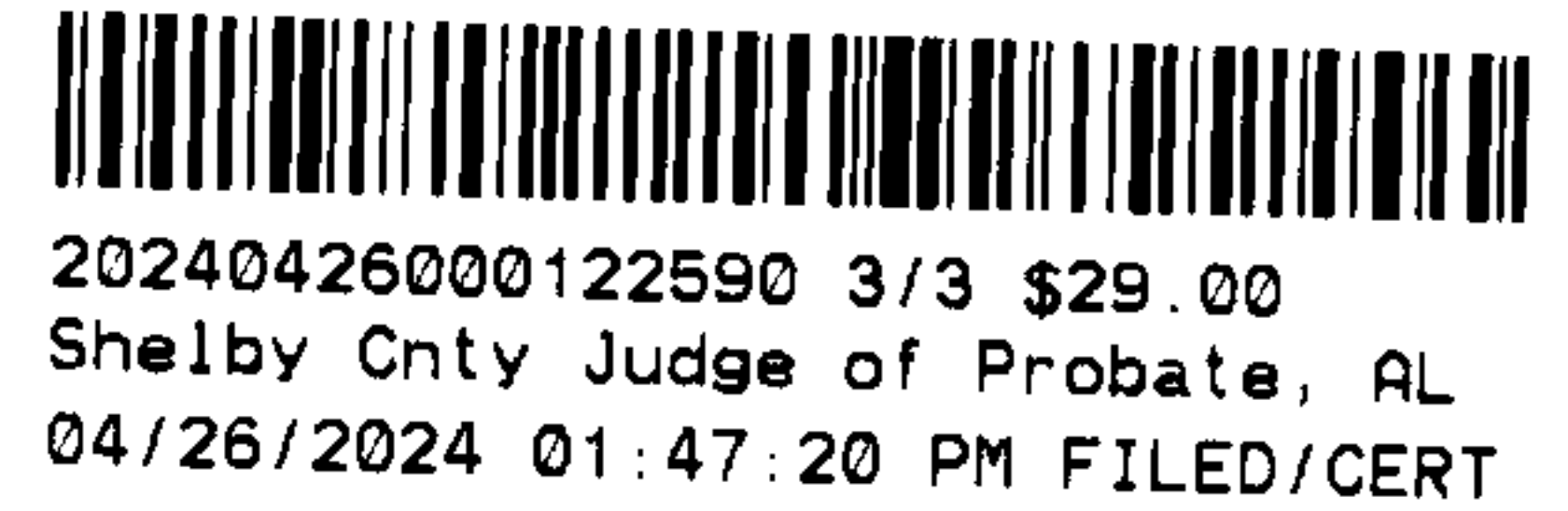
Warranty Deed



# Real Estate Sales Validation Form

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

Grantor's Name LOVELL PERRY JR Grantee's Name LOVELL PERRY JR  
Mailing Address 333 NORMANDY LANE Mailing Address 333 NORMANDY LANE  
CHELSEA AL 35043 CHELSEA AL 35043  
HAIR  
Property Address 333 NORMANDY LANE Date of Sale \_\_\_\_\_  
CHELSEA AL 35043 Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ 737,500



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 PER WILL  
☐ 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 4/26/2024

Unattested

(verified by)

Print LOVELL PERRY JR

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1