


No Title Search Performed nor Requested
Legal Description Provided by Grantor


20240506000131970 1/2 \$27.00
Shelby Cnty Judge of Probate, AL
05/06/2024 02:02:27 PM FILED/CERT

This Instrument Prepared by:
Teresa B. Watson,
Attorney at Law, LLC.
P.O. Box 639
1123 Main Street
Gardendale, AL 35071

Send Tax Notice To:
Lauren Christine Barnes
2405 Walking Fern Lane
Hoover, AL 35244

WARRANTY DEED

Value:

STATE OF ALABAMA }
JEFFERSON COUNTY }

KNOW ALL MEN BY THESE PRESENTS, That
Lauren Christine Barnes, as Personal Representative of the Estate of Karen Gregor,
Probate Case No.: PR-2023-000240, Probate Court of Shelby County, Alabama does
hereby grant, bargain, sell and convey unto

LAUREN CHRISTINE BARNES

the following described real estate situated in Shelby County, Alabama, to wit:

Lot 165, according to the final plat of Stonecreek Phase 4, as recorded in Map Book 37, Page 44,
in the Probate Office of Shelby County, Alabama.

Subject to: (1) 2024 ad valorem taxes not yet due and payable;
(2) all mineral and mining rights not owned by the Grantor, and
(3) all easements, rights-of-way, restrictions, covenants and encumbrances of
record.

Karen Gregor is one and the same as Karen June Gregor, grantee of that certain deed recorded at
Instrument 20191025000392770 in the Office of the Judge of Probate of Shelby County,
Alabama.

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

And I do, for myself and for my heirs, executors and administrators, covenant with said grantee, his, her
or their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from
all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as
aforesaid; that I will, and my heirs, executors and administrators shall warrant and defend the same to the
said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my seal this 23rd day of October, 2023.



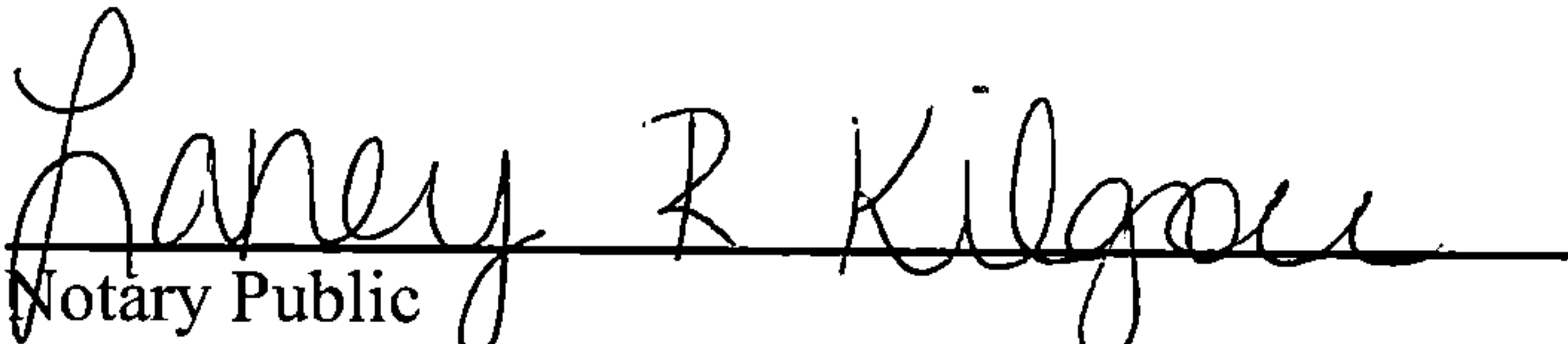
LAUREN CHRISTINE BARNES,
Personal Representative of the Estate of Karen Gregor

STATE OF ALABAMA
JEFFERSON COUNTY

General Acknowledgment

I, Laney R. Kilgore, a Notary Public in and for said County, in said State, hereby certify
that **Lauren Christine Barnes, Personal Representatives of the Estate of Karen Gregor,**
Probate Court of Shelby County, Alabama Case No.:PR-2023-000240, whose name is signed
to the foregoing conveyance, and who is known to me, executed the same voluntarily on the day
the same bears date.

Given under my hand and official seal, this 23rd day of October, 2023.



Notary Public
My Commission expires: 2-19-25

Real Estate Sales Validation Form

20240506000131970 2/2 \$27.00
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This Document must be filed in accordance with Code of Alabama 1975, S

Grantor's Name Estate of Karen Gregor
Mailing Address 2405 Walking Fern Lane
Hoover, AL 35244

Grantee's Name Lauren Christine Barnes
Mailing Address 2405 Walking Fern Lane
Hoover, AL 35244

Property Address 123 Whitestone Trail
Calera, AL 35040

Date of Sale 10/23/2023
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 199,000

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
X Other Tax Appraised Value

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 10/23/2023

Print Lauren Christine Barnes

Unattested
(verified by)

Sign Lauren Christine Barnes
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1