

Property Address:

43 Deer Spring Cir
Pelham, AL 35124

Grantee's Address:

1115 Hwy 46
Shelby, AL 35143

TITLE NOT CHECKED

WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars and 00/100 (\$10.00), and other good and valuable consideration in hand paid to Shirley Denise Huffman a widowed individual, as surviving distributee in Shelby County, Alabama, Probate Case No. PR-2021-001036 of the Estate of Charles Ralph Gadberry and Shirley Denise Huffman a widowed individual, as surviving distributee in Shelby County, Alabama, Probate Case No. PR-2022-000318 of the Estate of Dorothy V. Gadberry, (hereinafter referred to as "Grantor(s)"), the receipt and sufficiency of which is hereby acknowledged, by the Cary Gadberry, (hereinafter referred to as "Grantee(s)"), does hereby GRANT, BARGAIN, SELL and CONVEY unto Grantee(s), in fee simple absolute together with every contingent remainder and right of reversion, and subject to all the provisions contained in this warranty deed, the following described real property situated in Shelby County, Alabama, to-wit:

**Lot 43, according to the Survey and map of Deer Springs Estate, 3rd Addition, as recorded in Map Book 6 at Page 5, of the Judge of Probate's Office in Shelby County, Alabama.
Situated in Shelby County, Alabama.**

LESS AND EXCEPT such oil, gas, and other mineral interests, and all rights and privileges in connection therewith, as may have been reserved or conveyed by prior owners, if any.

NOTE: The drafter of this instrument acted as scrivener only and makes no guarantees as the accuracy of title.

NOTE: The above-recited real estate constitutes as no part of the homestead of Grantor(s) and/or their spouse(s), respectively.

THIS CONVEYANCE AND THE WARRANTIES CONTAINED IN THIS WARRANTY DEED ARE MADE SUBJECT TO THE FOLLOWING:

Any and all covenants, restrictions, regulations, conditions, easements, rights-of-way, liens, set back lines, and other rights of whatever nature, recorded and/or unrecorded.

TOGETHER WITH ALL AND SINGULAR the rights, members, privileges, tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining.

\$0.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herein.

For ad valorem tax purposes only, the address for the above described property is

43 Deer Spring Cir Pelham, AL 35124.

TO HAVE AND TO HOLD unto said Grantee(s), and the heirs and assigns of said Grantee(s), in fee simple, forever.

AND except as to the above, and taxes hereafter falling due, which are assumed by said Grantee(s), for the Grantor(s), and for the heirs and assigns of the Grantor(s), hereby covenants and warrants to and with said Grantee(s), Grantee's heirs and assigns, that the Grantor(s) is seized of an indefeasible estate in fee simple in and to said real property, and has a good and lawful right to sell and convey the same, and that the Grantor(s) is in quiet and peaceable possession of said real property, and that said real property is free and clear of all liens and encumbrances, unless otherwise noted herein and/or incorporated herein by reference, and Grantor(s) does hereby WARRANT and will forever DEFEND the title to said real property, unto said Grantee(s), and Grantee's heirs and assigns, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor(s) has set the hand and seal of the Grantor(s) on this, the 6th of May, 2024.

Shirley Denise Huffman
Shirley Denise Huffman

STATE OF ALABAMA
COUNTY OF CHILTON

I, the undersigned Notary Public in and for said County and State, hereby certify that Shirley Denise Huffman whose name(s) is/are 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, (s)he executed the same voluntarily on the day the same bears date.

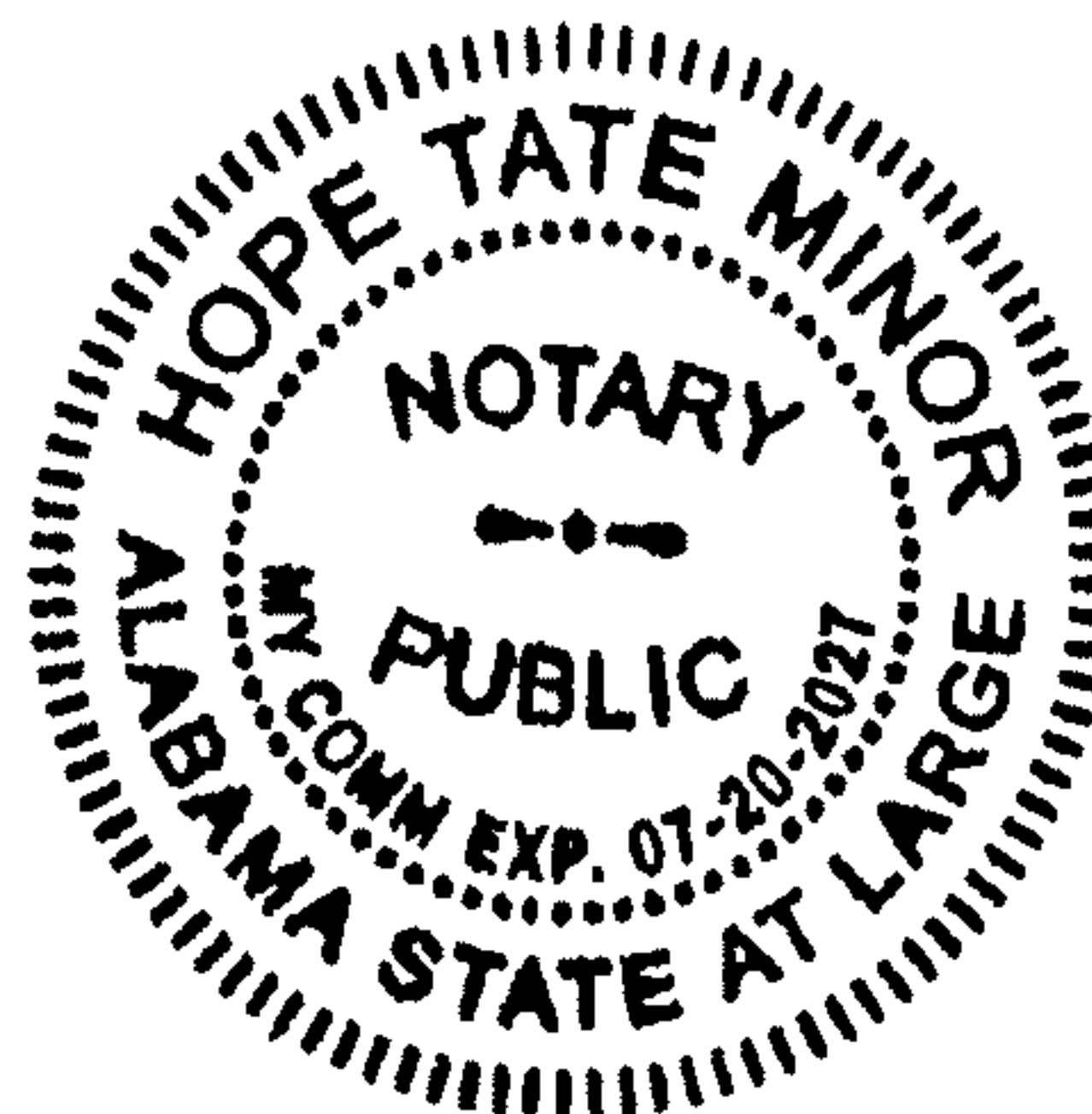
Given under my hand and official seal this 6 day of MAY, 2024.

Hope Tate Minor
Notary Public

My Commission Expires:

PREPARED BY AND AFTER RECORDING RETURN TO:

Jonathan Roper, esq.
Roper and Wilson, LLC
135 Gemini Circle, Ste 212
Birmingham, AL 35209



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

Grantor's Name Charles Ralph Godberry
 Mailing Address 43 Deers Spring Circle
Pelham AL 35124

Grantee's Name Cary Godberry
 Mailing Address 1115 Hwy 41e
Shelby, AL 35143

Property Address 43 Deer Spring Cir
Pelham, AL 35124

Date of Sale 5-16-2024
 Total Purchase Price \$ _____

or
 Actual Value \$ _____

or
 Assessor's Market Value \$ 41,1640

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 05/10/2024 11:37:15 AM
 \$73.00 PAYGE
 20240510000139420



Ann S. Byrd

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 deed

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 5-16-2024

Print Andrea Weeks

☐ Unattested

Sign Andrea Weeks

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1