

This Instrument Prepared by:
Kim McConnell
K McConnell Law, LLC
3187 Lee Street
Pelham, AL 35124

Send Tax Notice To:

Chris Miller Monceret
6582 Quail Run
Pelham, AL 35124

WARRANTY DEED (Plain)

State of Alabama
County of Shelby

Know all Men by These Presents, that in consideration of one dollar and other good and valuable consideration to the undersigned GRANTOR, in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, Chris Miller Monceret (being one and the same and formerly known as Marilyn Chris Miller Monceret), a single person (herein referred to as grantor), does grant, bargain, sell and convey unto Timothy Austin Monceret (herein referred to as grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 29, according to the Survey of Quail Run, Phase 2, as recorded
in Map Book 7, Page 113, in the Office of the Judge of Probate of
Shelby County, Alabama.

The grantor, Chris Miller Monceret, who legally changed her name from Marilyn Chris Miller Monceret, hereby reserves a life estate in the above described property.

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

This deed is being prepared from information provided by the grantor. No title search or title opinion has been provided by the drafter herein.

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

IN WITNESS WHEREOF, I/We have hereunto set my/our hand(s) and seal(s) this 8th
day of May, 2024.

Chris Miller Monceret
Chris Miller Monceret

General Acknowledgment

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Chris Miller Monceret (being one and the same and formerly known as Marilyn Chris Miller Monceret), 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8th day of May, 2024.

Kimberly Ann McConnell
Notary Public

My commission expires: 8/6/24

(SEAL)



Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1***Grantor's Name Chris M. MonceretMailing Address 6582 Quail Run DrHoover, AL 25124Grantee's Name Timothy Austin MonceretMailing Address 1 Oceanwood DriveScarborough, ME 04074Property Address 6582 Quail Run DrHoover, AL 25124Date of Sale 5/6/2024Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 

Filed and Recorded

Official Public Records

Judge of Probate, Shelby County Alabama, County

Clerk

Shelby County, AL

05/13/2024 08:06:21 AM

\$357.00 JOANN

20240513000140020

The purchase price or actual value claimed Allen S. Byrd 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 assessed value \$327,720.00

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 5/8/2024Print Kim McConnell☐ UnattestedSign Kim McConnell

(verified by)

(Grantor/Grantee/Owner/Agent) circle one