

SEND TAX NOTICE TO:
Morgan and Carolyn Ramey, Trustees
2137 Cameron Circle
Birmingham, AL 35242

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, I or we, **Carolyn Kitchens Ramey and spouse Morgan Lee Ramey**, (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Carolyn Kitchens Ramey and Morgan Lee Ramey, as Trustees, and any successor Trustee of the Morgan and Carolyn Ramey Family Trust, dated the 21st day of May, 2024**, (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to wit:

Lot 17. According to the Survey of St. Ives at Greystone, as recorded in Map Book 15, page 70 A & B, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama

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

Carolyn Kitchens Ramey is one and the same person as Carolyn K. Haynes.

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 GRANTEES, 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 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, we have hereunto set our hands and seals, this 21st day of May, 2024.

Carolyn Kitchens Ramey
Carolyn Kitchens Ramey

Morgan Lee Ramey
Morgan Lee Ramey

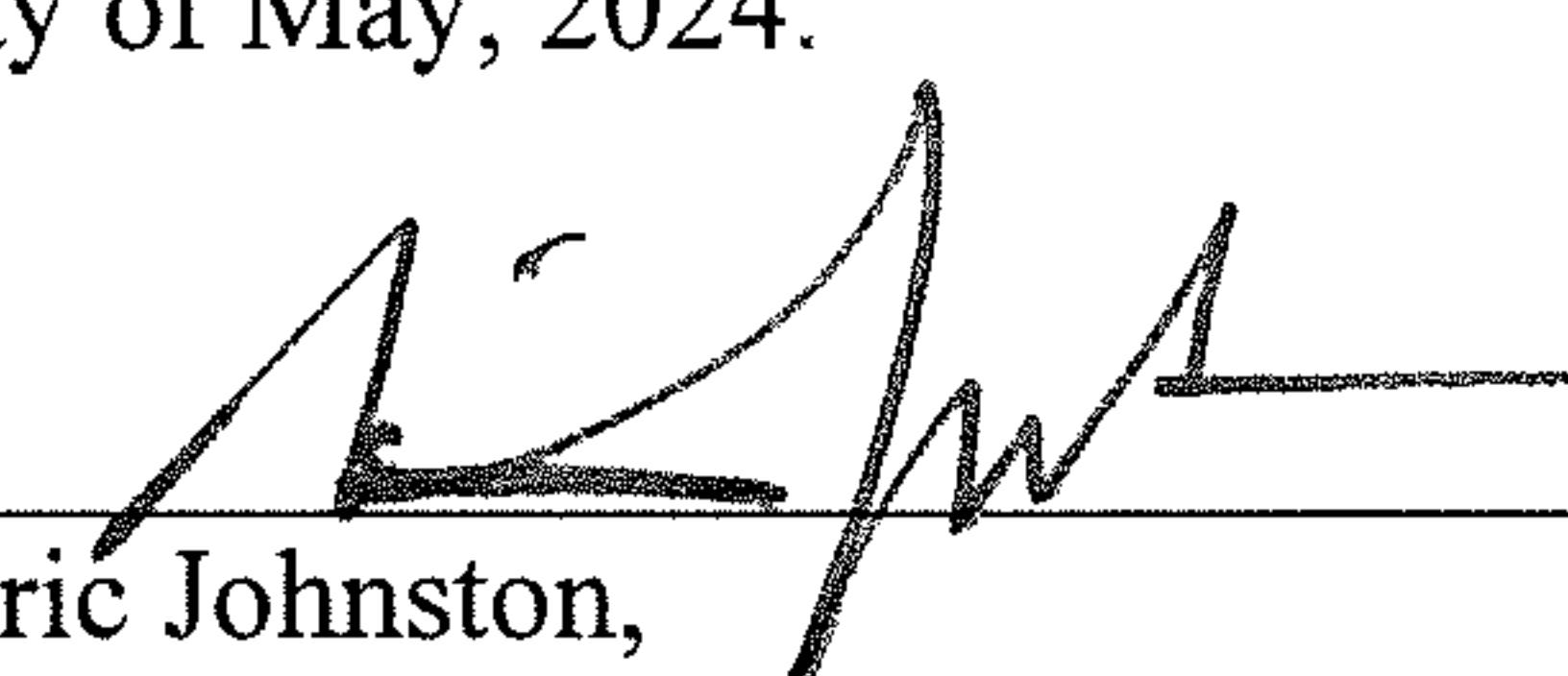
STATE OF ALABAMA)
SHELBY COUNTY)

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that, **Carolyn Kitchens Ramey and Morgan Lee Ramey** 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 21st day of May, 2024.




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 Morgan & Carolyn Ramey
 Mailing Address 2137 Cameron Circle
Birmingham, AL 35242

Grantee's Name Morgan & Carolyn Ramey, Trustees
 Mailing Address 2137 Cameron Circle
Birmingham, AL 35242

Property Address 2137 Cameron Circle
Birmingham, AL 35242

Date of Sale May 2024
 Total Purchase Price \$ _____
 or
 Actual Value \$ _____
 or
 Assessor's Market Value \$ 631,000.00

Filed and Recorded
Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 05/22/2024 08:13:40 AM
 \$660.00 JOANN
 20240522000151280

The purchase price or actual value claimed on Allen's Bay be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input checked="" type="checkbox"/> Other Assessor's Market Value
<input type="checkbox"/> 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 5.21.24

Print A. Eric Johnston

Unattested _____

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1