

This Instrument was prepared by:
Gregory D. Harrelson, Esq
111 Owens Pkwy #A
Birmingham, AL 35244

Send Tax Notice To:
Timothy Page
LeVon Page
1018 Eagle Mountain Lane
Birmingham, AL 35242

WARRANTY DEED

STATE OF ALABAMA)
) KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF SHELBY)

That in consideration of SIX HUNDRED THIRTY THOUSAND and 00/100 Dollars (\$630,000.00) to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, Sherry L. Jones, a single individual, (herein referred to as GRANTOR), does hereby grant, bargain, sell and convey unto Timothy Page and LeVon Page, husband and wife (herein referred to as GRANTEES), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to-wit:

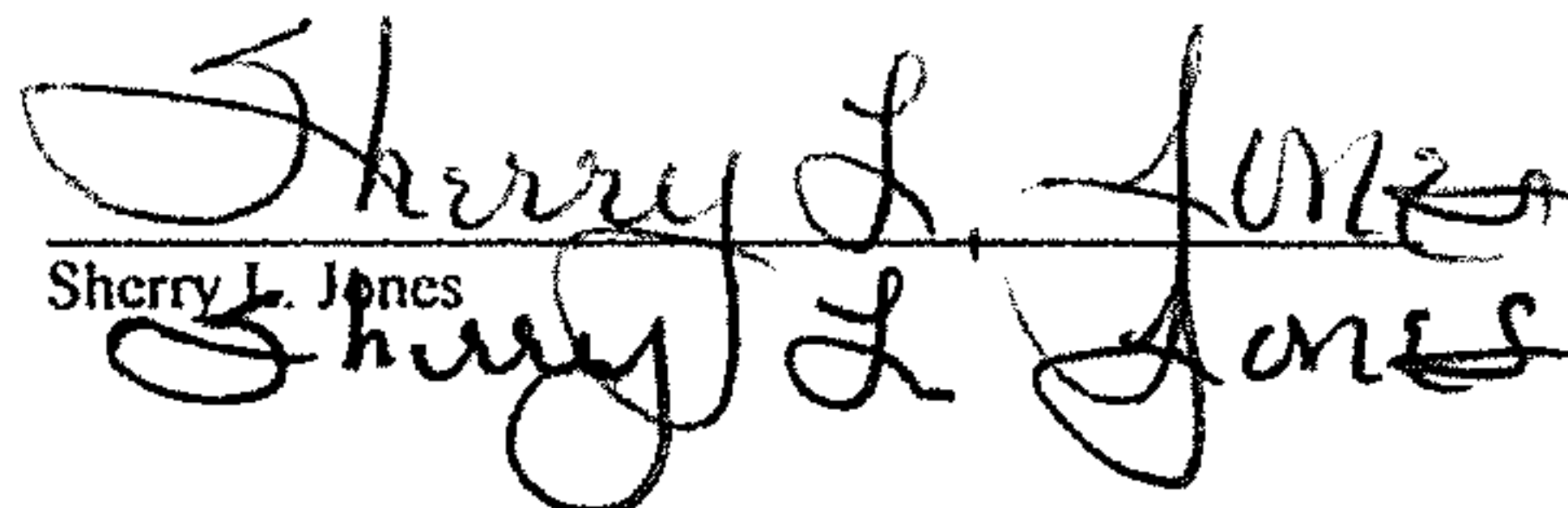
LOT 7 AND LOT 8, ACCORDING TO THE SURVEY OF CHELSEA FARMS, SECTOR 2, AS RECORDED IN MAP BOOK 48 PAGE 44 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Subject to: (1) Ad valorem taxes due and payable October 1, 2024 and all subsequent years thereafter; (2) Mineral and Mining Rights not owned by Grantor; (3) All easements, restrictions, reservations, agreements, rights-of-way, building setback lines and any other matters of record; (4) Current Zoning and Use Restrictions.

TO HAVE AND TO HOLD unto the said Grantees, their heirs and assigns, forever.

And the Grantor does for herself and for her executors, heirs and assigns covenant with the said Grantees, their heirs and assigns, that she is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that she has a good right to sell and convey the same as aforesaid; that she will, and her executors, heirs and assigns shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

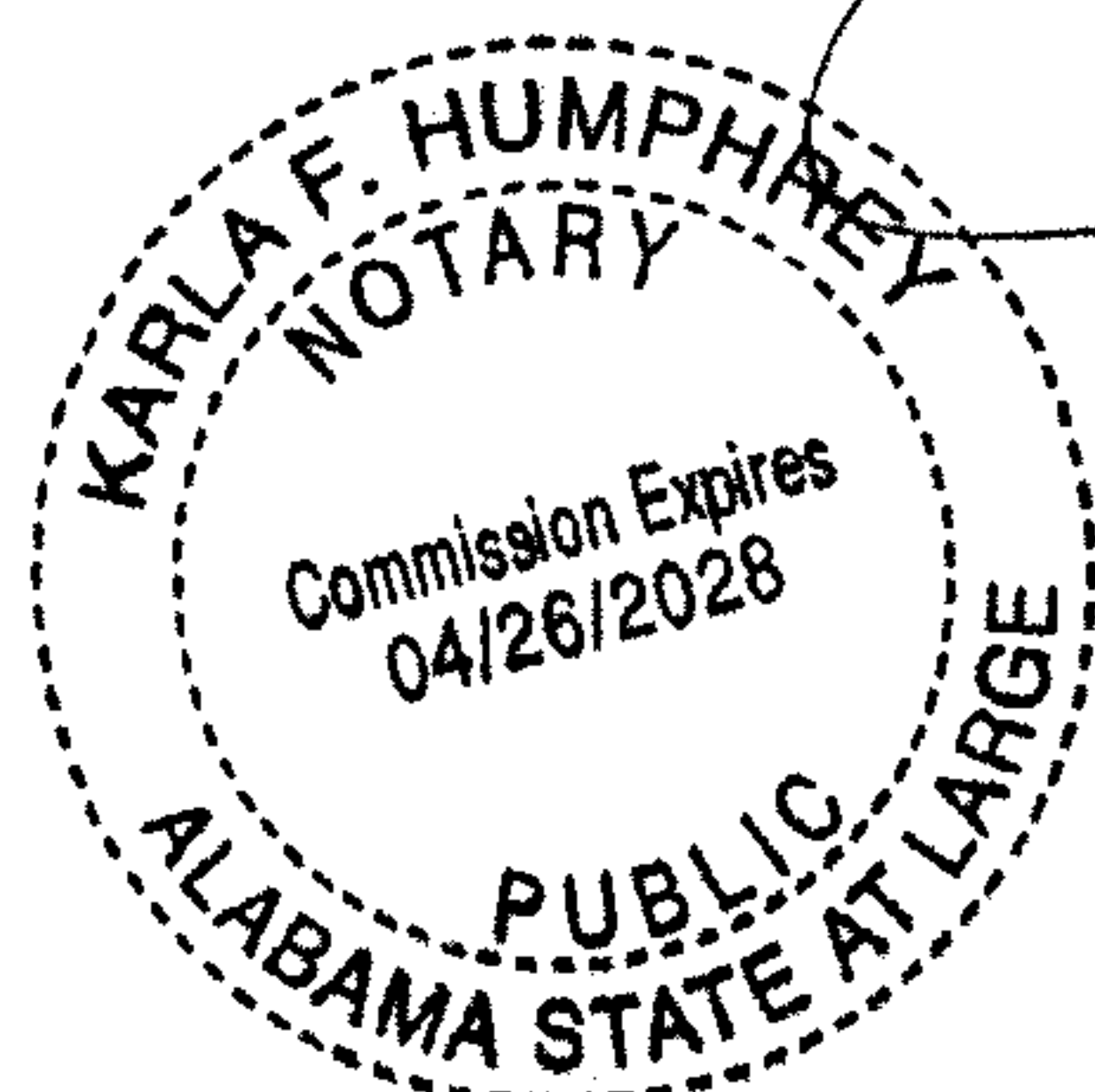
IN WITNESS WHEREOF, I hereunto set my hand and seal on this the 12th day of June, 2024.


Sherry L. Jones

STATE OF ALABAMA)
COUNTY OF Baldwin)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Sherry L. Jones, 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 the 12th day of June, 2024.




NOTARY PUBLIC

My Commission Expires: 4/26/2028

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

Grantor's Name Sherry L. Jones
 Mailing Address 2 Pinehurst Grn
Shoal Creek, AL 35242

Grantee's Name Timothy Page
 Mailing Address LeVon Page
1018 Eagle Mountain Lane
Birmingham, AL 35242

Property Address 631 & 293 Chelsea Farms Rd
Chelsea, Alabama

Date of Sale 06/12/2024Total Purchase Price \$ 630,000.00

or

Actual Value \$ _____

or

Assessor's Market Value \$ _____

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 _____☒ 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 6/12/24

Print

TIMOTHY PAGE

Sign

Timothy Page

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 06/21/2024 09:55:09 AM
 \$655.00 BRITTANI
 20240621000185950

Brittani**Form RT-1**