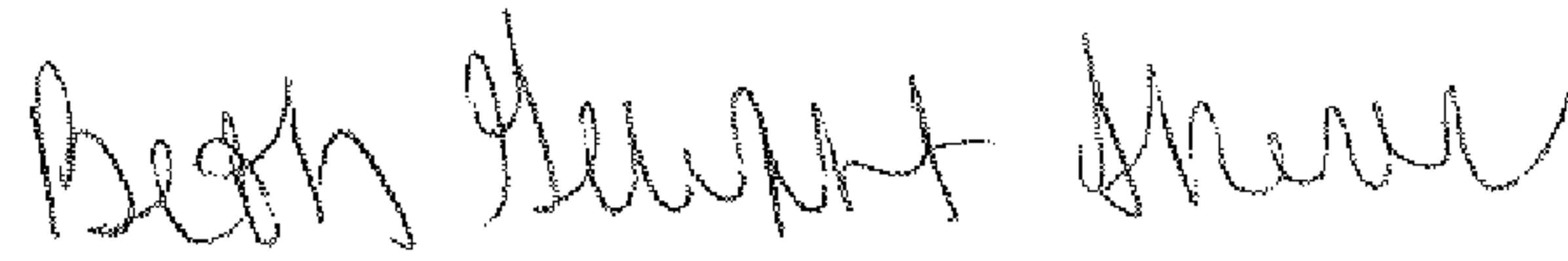


IN WITNESS WHEREOF, said Grantors have hereunto set their hand and seal this the 1st day of July, 2024.


KEITH J. SHERER

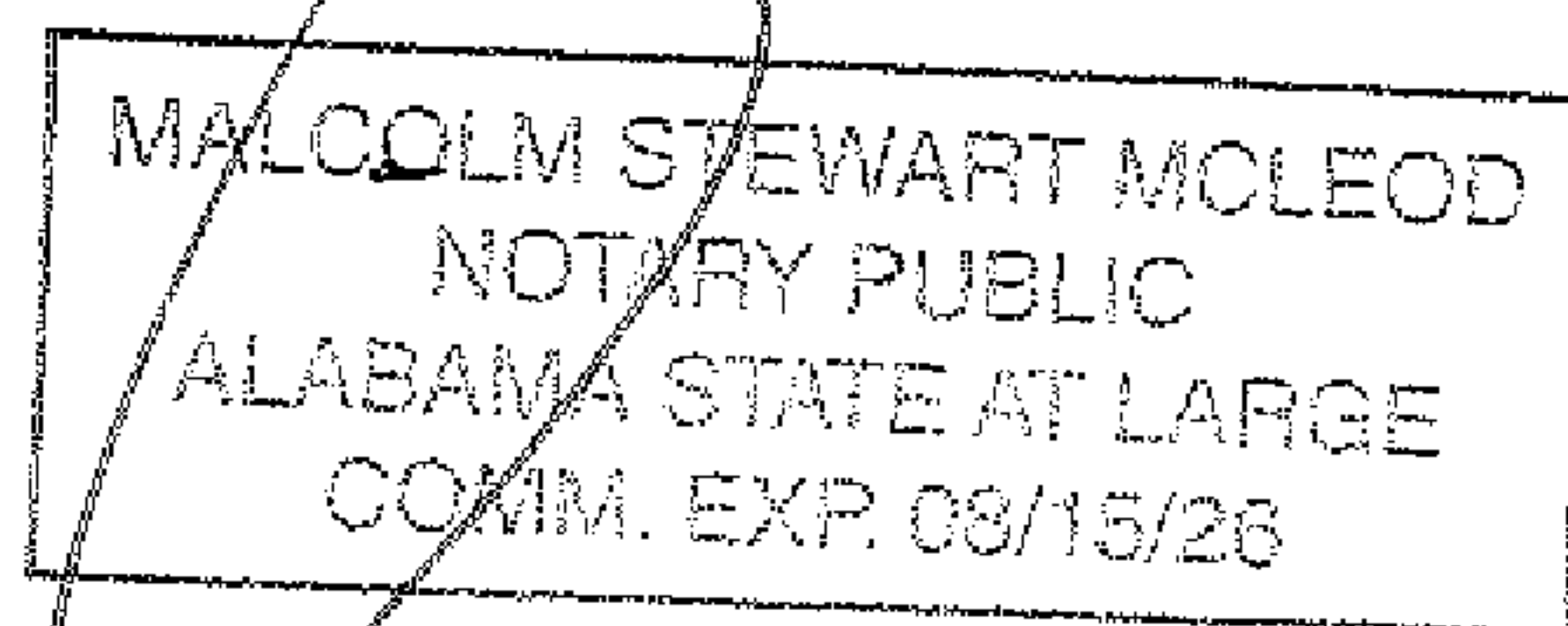

BETH GEWANT SHERER

STATE OF ALABAMA)
)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **KEITH J. SHERER** and **BETH GEWANT SHERER**, 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 instrument, they executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 1st day of July, 2024.

NOTARY PUBLIC
My commission expires:



Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*Grantor's Name KEITH J. SHERER and BETH
GEWANT SHERERGrantee's Name DANIEL JOSEPH ESPY and LEAH
SUZANNE ESPYMailing Address 312 TIMBERVIEW TRAIL
CHELSEA, AL 35043Mailing Address 312 TIMBERVIEW TRAIL
CHELSEA, AL 35043Property Address 312 TIMBERVIEW TRAIL
CHELSEA, AL 35043Date of Sale July 1, 2024Total Purchase Price \$1,308,000.00

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
☐ Sales Contract
☒ Closing Statement

☐ Appraisal
☐ Other _____

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 July 1, 2024Print Malcolm S. McLeodUnattested

(verified by)

Sign 

(Grantor/Grantee/Owner/Agent) circle one

File 240367



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 07/02/2024 01:49:45 PM
 \$569.50 BRITTANI
 20240702000200460

Form RT-1
 Alabama 08/2012 LSS

Allen S. Bayl