This instrument was prepared by:
Matthew Kidd
Kidd & Company, LLC
3138 Cahaba Heights Road
Birmingham, Alabama 35243

Send Tax Notice To: Gay K. Roberts 1106 Berwick Rd. Hoover, AL35242

#### WARRANTY DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)

That in consideration of FOUR HUNDRED FIFTY TWO THOUSAND SEVEN HUNDRED AND 00/100 DOLLARS (\$452,700.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is hereby acknowledged, we,

#### Jeremy Robert Newgard and Stuart Lester, a married couple

(herein referred to as Grantors) do hereby grant, bargain, sell and convey unto,

### Gay K. Roberts

(herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 4, according to the Survey of Greystone Garden Homes, as recorded in Map Book 16, Page 31, in the Probate Office of Shelby County, Alabama.

## SUBJECT TO ALL MATTERS OF RECORD

\$333,750.00 of the purchase price recited above has been paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantee his/her heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantee, his/her 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 our heirs, executors and administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand and seal this 28th day of June, 2024.

Jeremy Robert Newgard

Stuart Lester

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Jeremy Robert**Newgard and Stuart Lester, whose names 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, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of June, 2024.

Notary Public

My Commission Expires:

MATTHEW T KIDD

NOTARY: MY Commission Expires

Colober 20, 2026

### Real Estate Sales Validation Form

# This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name <u>Jeremy Robert Newgard</u> Mailing Address <u>1015 Callaway Dr.</u> <u>Labanon, TN. 37087</u>	Grantee's Name Mailing Address	Gay K. Roberts  1106 Berwick Rd.  Hoover, AL 35242
Property Address 1106 Berwick Rd.  Hoover, AL 35242	Date of Sale Total Purchase Pri Or	June 28, 2024 ce \$452,700.00
	Actual Value	\$
	Or Assessor's Market	Value \$
The purchase price or actual value claimed on this form can be one) (Recordation of documentary evidence is not required)	e verified in the follow	ring documentary evidence: (check
Bill of Sale Appraisa	al	
Sales Contract Other:		
X Closing Statement		
If the conveyance document presented for recordation contains of this form is not required.	s all of the required in	formation referenced above, the filing
Instruc		
Grantor's name and mailing address - provide the name of the current mailing address.	person or persons con	veying interest to property and their
Grantee's name and mailing address - provide the name of the conveyed.	person or persons to v	vhom interest to property is being
Property address - the physical address of the property being c interest to the property was conveyed.	onveyed, if available.	Date of Sale - the date on which
Total purchase price - the total amount paid for the purchase o the instrument offered for record.	f the property, both re	al and personal, being conveyed by
Actual value - if the property is not being sold, the true value of the instrument offered for record. This may be evidenced by an assessor's current market value.		<del>-</del>
If no proof is provided and the value must be determined, the calculation, of the property as determined by the local official clared property tax purposes will be used and the taxpayer will be per	harged with the respor	nsibility of valuing property for
I attest, to the best of my knowledge and belief that the inform further understand that any false statements claimed on this for Code of Alabama 1975 § 40-22-1 (h).		
Date: <u>June 28, 2024</u>	Print: 'SYCAY	mon Brancon
Unattested	Sign	mon Hard
Filed and Recorded (verified by)	(Grantor/Gra	antee/Owner Agent) circle one
Official Public Records  Judge of Probate, Shelby County Alabama, County		

Judge of Frobate, Shelby County Alabama, County Clerk Shelby County, AL 07/03/2024 08:22:23 AM \$147.00 PAYGE alli 5. Beyl

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Form RT-1