

This instrument was prepared by:
David P. Condon, P.C.
100 Union Hill Drive Suite 200
Birmingham, AL 35209

Send tax notice to:
Thomas Clay Guerin
1732 Coates Pass
Birmingham, AL 35244

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS

That in consideration of **SIX HUNDRED NINETY FIVE THOUSAND AND 00/100 Dollars (\$695,000.00)** to the undersigned grantors in hand paid by the grantee herein, the receipt and sufficiency of which is acknowledged, we,

Christopher Warren Branch and Lauren Anne Branch, husband and wife

(hereinafter referred to as “Grantors”) do grant, bargain, sell and convey unto

Thomas Clay Guerin

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

Lot 628, according to the Survey of Lake Wilborn Phase 6B, as recorded in Map Book 52, Page 97, in the Probate Office of Shelby County, Alabama



\$280,000.00 of the proceeds come from a mortgage recorded simultaneously herewith.

- Subject to:
- (1) 2024 ad valorem taxes not yet due and payable;
 - (2) all mineral and mining rights not owned by the Grantor; and
 - (3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

TO HAVE AND TO HOLD unto Grantee his heirs and assigns, forever;

And we do for ourselves and for our heirs, executors, and administrators covenant with Grantee, his 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 Grantee, his heirs and assigns forever, against the lawful claims of all persons.


IN WITNESS WHEREOF, we have set our hands and seals, this 9th day of July, 2024

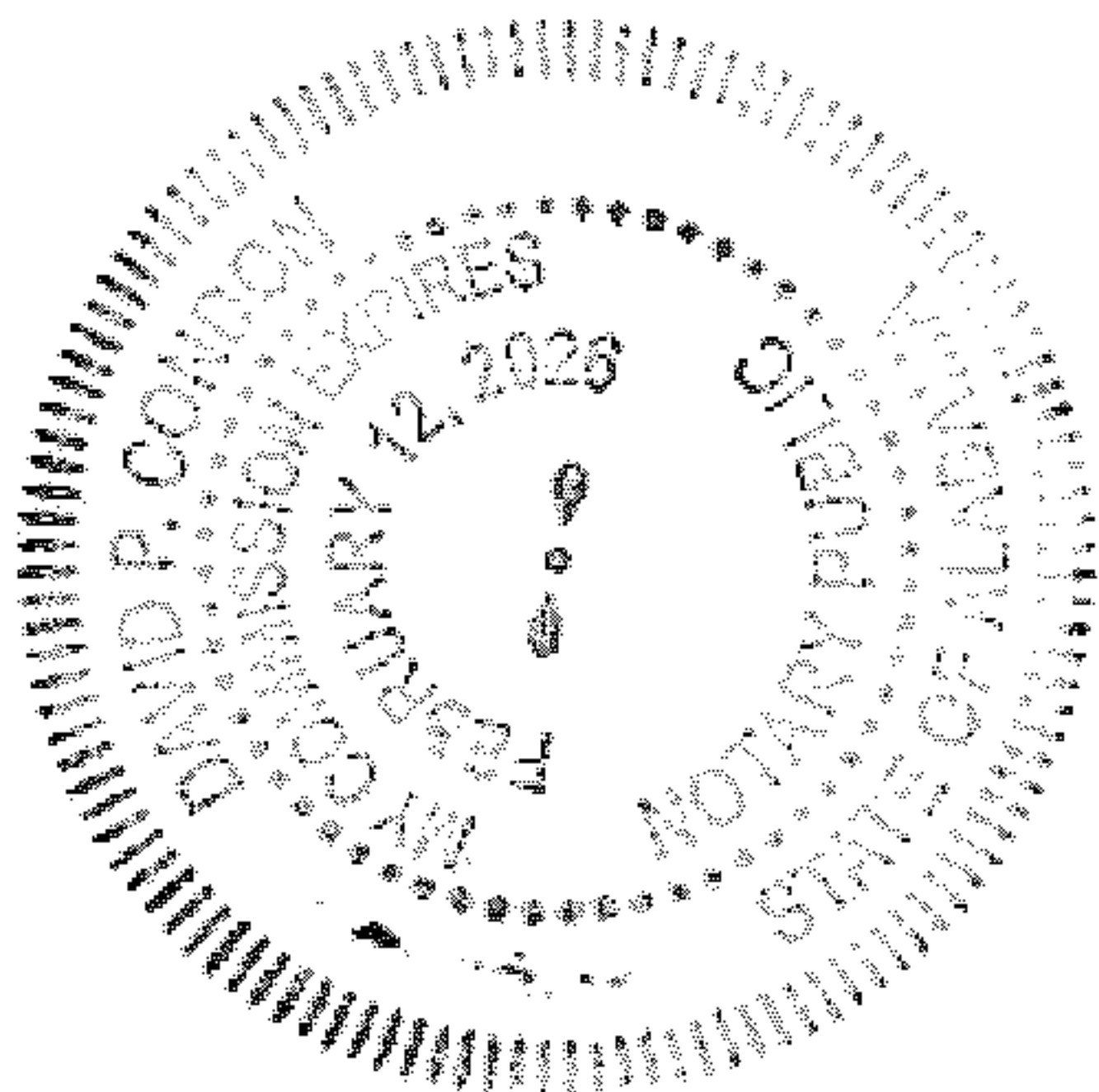

Christopher Warren Branch

Lauren Anne Branch

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Christopher Warren Branch and Lauren Anne Branch 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 9th day of July, 2024.


Notary Public: David P. Condon
My Commission Expires: 02.12.2026



Real Estate Sales Validation Form

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

Grantor's Name	Christopher W. Branch	Grantee's Name	Thomas C. Guerin
Mailing Address	Lauren A. Branch 1732 Coates Pass Birmingham, AL 35244	Mailing Address	1732 Coates Pass Birmingham, AL 35244
Property Address	1732 Coates Pass Birmingham, AL 35244	Date of Sale	July 9th, 2024
		Total Purchase Price	\$ 695,000.00
		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).

Date7-9-24

PrintDawn Bagwell

Unattested

SignD. Bagwell

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/11/2024 03:20:11 PM
\$440.00 JOANN
20240711000211850

Allen S. Bayl