

This instrument prepared by:
Edward Reisinger
Kudulis, Reisinger and Price
PO Box 601
Birmingham, Alabama 35201

Send Tax Notice To:
Christie Dickson
1025 Grande View Pass
Maylene AL 35114

WARRANTY DEED

STATE OF ALABAMA }

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF SHELBY }

That in consideration of the sum of Four Hundred and Fifty Six Thousand and nine hundred and 00/100 Dollars (\$ 456,900.00 .00) to the undersigned grantor or grantors in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, I/we,

Sylvester McGrew aka Bernard McGrew and Bianca McGrew, Husband and Wife

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

Christie Dickson

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

LOT 1508, ACCORDING TO THE SURVEY OF GRANDE VIEW ESTATES, GIVIANPOUR ADDITION TO ALABASTER 15TH ADDITION, AS RECORDED IN MAP BOOK 32, PAGE 126, IN THE PROBATE OFFICE OF SHELBY COUNTY ALABAMA.

Subject to: All Easements, Restrictions and Rights of Way of record.

\$ 458,623.00 of the consideration was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said GRANTEE, his, her or their heirs and assigns, forever.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining in fee simple.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEE, his, her, or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, have hereunto set his, her or their signature(s) and seal(s), this the 14 day of June, 2024.

Sylvester B. McGrew (Seal)
Sylvester McGrew aka Bernard McGrew

STATE OF Alabama }
COUNTY OF Shelby }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Sylvester McGrew aka Bernard McGrew, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14 day of June, 2024.



Adam W. Holmes
Notary Public -

My Commission Expires: 05-23-2026

IN WITNESS WHEREOF, the said GRANTORS, have hereunto set his, her or their signature(s) and seal(s), this the 14 day of June, 2024.

Bianca McGrew (Seal)
Bianca McGrew

STATE OF Alabama }
COUNTY OF Shelby }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Bianca McGrew, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14 day of June, 2024.



Adam W. Holmes
Notary Public -

My Commission Expires: 05-23-2026

Real Estate Sales Validation Form

This Document must be filled in accordance with Code of Alabama 1975, Section 40- 22-1 (h)

Grantor's Name Bianca McGrew and Sylvester McGrew Grantee's Name Christie Dickson

Mailing Address 815 South Main Street, 3rd Floor
Jacksonville, Florida 32207

Mailing Address 1025 Grande View Pass
Maylene, Alabama 35114

Property Address 1025 Grande View Pass,
Maylene, Alabama 35114

Date of Sale 07/12/2024

Total Purchase Price \$456,900.00

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 of 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 7.12.24

Print Christie Dickson *William Patrick Cooker*

Unattested SB
(verified by)

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/16/2024 01:08:01 PM
\$30.00 JOANN
20240716000216230

Allie S. Bayl