

AFTER RECORDING RETURN TO:

Mortgage Connect, LP  
600 Clubhouse Drive  
Moon Township, PA 15108  
File No. 3055350

MAIL TAX STATEMENTS TO:

Richard P. Nowell  
1012 Greenhead Drive  
Alabaster, AL 35007

This document prepared by:

George M. Vaughn, Esq.  
8940 Main Street  
Clarence, NY 14031  
866-333-3081

Parcel ID No.: 23 7 25 1 003 081.000

**WARRANTY DEED**

STATE OF ALABAMA  
COUNTY OF SHELBY

THIS DEED made and entered into on this 24<sup>th</sup> day of Ms, 2024, by and between **Ryan Thompson, a single person**, residing at 627 River Haven Circle, Hoover, AL, 35244, and **Emily Thompson, a single person**, residing at 1012 Greenhead Dr, Alabaster, AL 35007, as joint tenants, with right of survivorship, hereinafter referred to as Grantor(s) and **Richard P. Nowell, a married man**, residing at 1012 Greenhead Drive, Alabaster, AL 35007, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of Two Hundred Ninety Two Thousand Four Hundred Thirty One and 91/100 Dollars (\$292,431.91), cash in hand paid, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee(s) the following described real estate located in Shelby County, Alabama:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.


SUBJECT TO: EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, AND LIMITATIONS OF RECORD, IF ANY.

Property commonly known as: 1012 Greenhead Drive, Alabaster, AL 35007

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee and unto the heirs, administrators, successors or assigns, of the Grantee, forever in fee simple.

GRANTOR(S) hereby covenant with and represent unto the said Grantee(s) and unto her/his/their successors or assigns, that he/she/they is/are lawfully seized in fee simple of the lot or parcel of land above described; that the same is free from all liens and encumbrances except ad valorem taxes for the current tax year and subsequent years, restrictions, restrictive covenants and easements of record, if any; that he/she/they has/have a good and lawful right to sell and convey the same as aforesaid and that he/she/they will forever warrant and defend the title to same unto the said Grantee(s) and unto his/her/their successors or assigns, except as to said taxes, restrictions, restrictive covenants and easements of record, if any.

IN WITNESS WHEREOF, this instrument was executed by the undersigned on this the 24<sup>th</sup> day of May, 2024.

  
\_\_\_\_\_  
Ryan Thompson

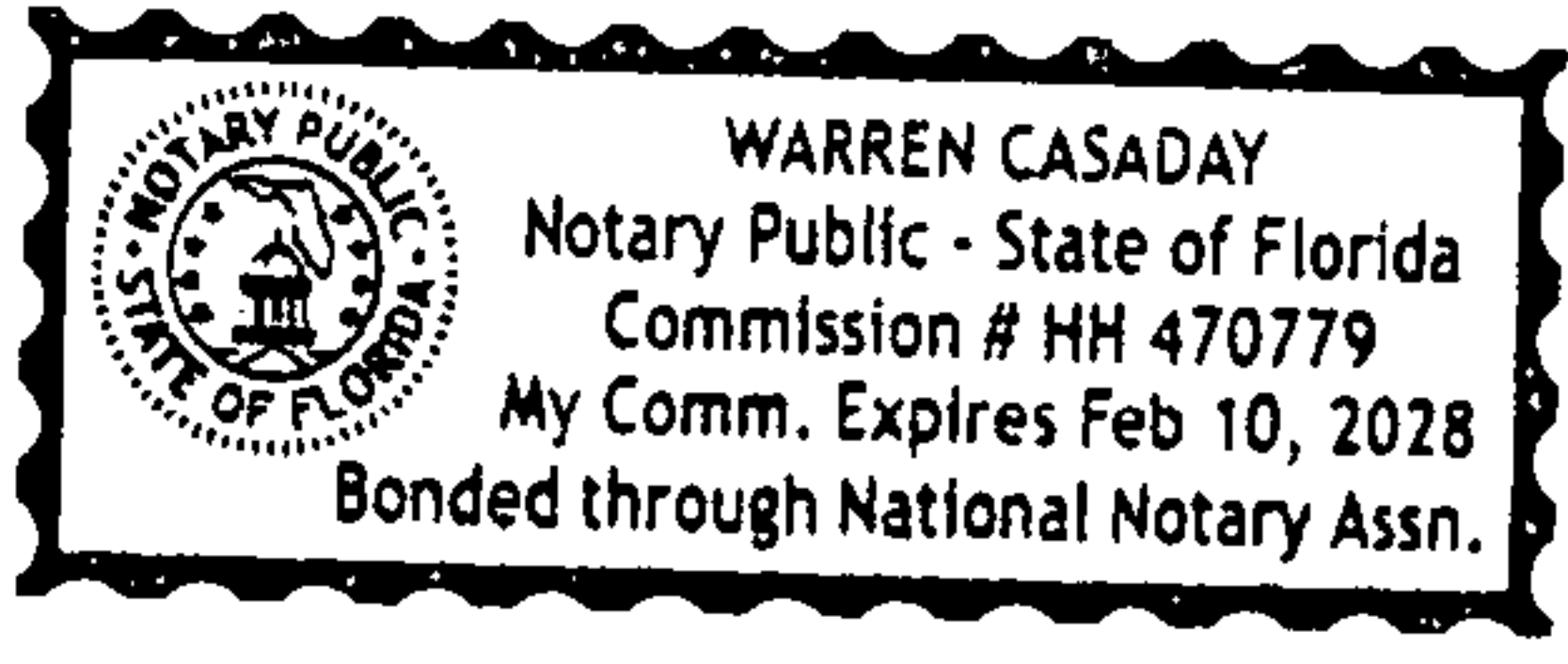
STATE OF Florida  
COUNTY OF Escambia

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

Given under my hand and seal this the 24<sup>th</sup> day of May, 2024.

  
\_\_\_\_\_  
NOTARY PUBLIC

My commission expires: 2/10/28



IN WITNESS WHEREOF, this instrument was executed by the undersigned on this the 24 day of May, 2024.

Emily Thompson  
Emily Thompson

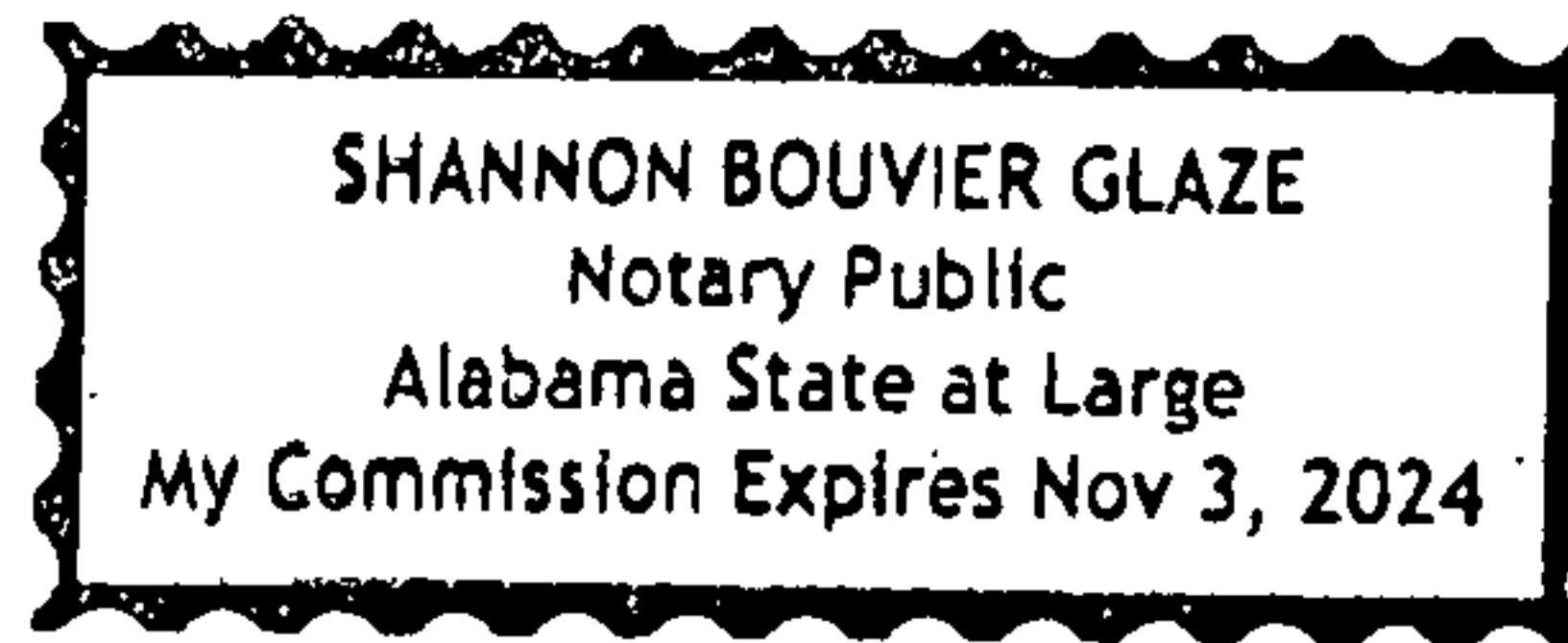
STATE OF Alabama  
COUNTY OF Shelby

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

Given under my hand and seal this the 24 day of May, 2024.

Shannon Bouvier Glaze  
NOTARY PUBLIC

My commission expires: 11/3/2024



**EXHIBIT A**  
**LEGAL DESCRIPTION**

Lot 119, according to the Survey of Mallard Landing, Phase I as recorded in Map Book 51, Page 64A, 64B, 64C, 64D, 64E, and 64F, in the Office of the Judge of Probate of Shelby County, Alabama.

Being the same property as conveyed from D.R. Horton, Inc.-Birmingham to Ryan Thompson and Emily Thompson, as joint tenants, with right of survivorship as set forth in Deed Instrument #20200921000422520 dated 09/21/2020, recorded 09/21/2020, SHELBY County, ALABAMA.

Parcel ID Number: 23 7 25 1 003 081.000

Property Commonly Known As: 1012 Greenhead Drive, Alabaster, AL 35007

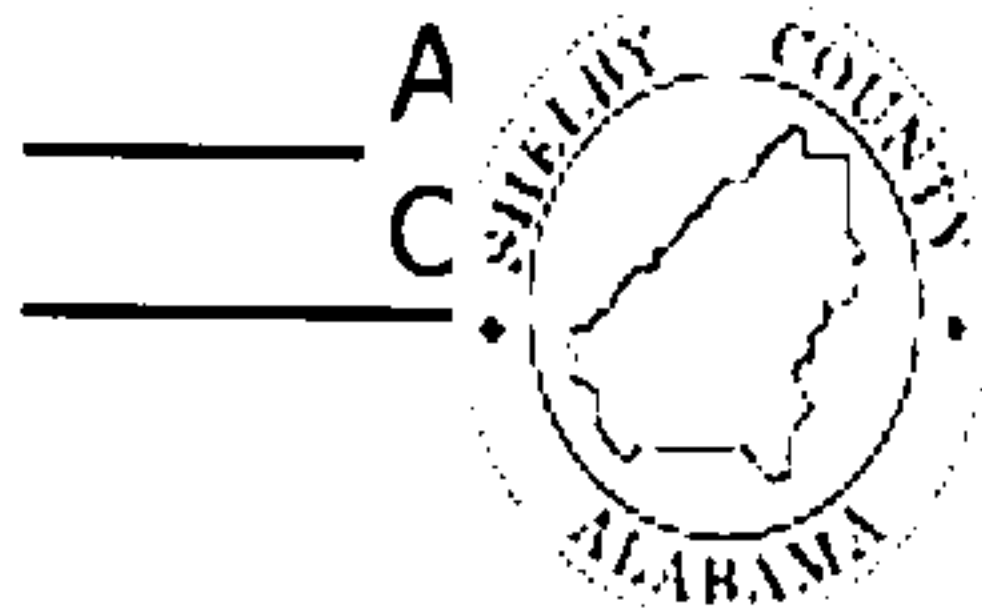
Real Estate Sales Validation Form

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

Grantor's Name Ryan Thompson and Emily Thompson
Mailing Address
Grantee's Name Richard P. Nowell
Mailing Address 1012 Greenhead Drive
Alabaster, AL 35007
Property Address 1012 Greenhead Drive
Alabaster, AL 35007
Date of Sale
Total Purchase Price \$292,431.91
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



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/18/2024 09:25:09 AM
\$326.50 JOANN
20240718000219240

If the conveyance document presented for recordation contains all of the required information referred to above, the filing of this form is not required. (Signature: Allison Boyd)

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 5/24/24
Print Emily Thompson
Unattested (Signature: Shanna Bourne Glaze) Sign Emily Thompson
(verified by) (Grantor/Grantee/Owner/Agent) circle one