

20240730000233930

07/30/2024 08:54:03 AM

DEEDS 1/3

SEND TAX NOTICE TO:

Tricia Estes

480 Daventry Cir

Calera, Alabama 35040

This instrument was prepared by:

Edward Reisinger

Kudulis, Reisinger & Price, LLC

P. O. Box 653

Birmingham, AL 35201

WARRANTY DEED

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Two Hundred Forty Five Thousand Nine Hundred dollars & no cents (\$245,900.00)**

To the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, **Shemeka L. Wilson, NKA Shemeka L. Drake and Marlon Drake, wife and husband** (herein referred to as Grantor, whether one or more), do hereby grant, bargain, sell and convey unto **Tricia Estes** (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

LOT 82 ACCORDING TO THE SURVEY OF DAVENTRY SECTOR 2, PHASE 2 AS RECORDED IN MAP BOOK 29, PAGE 32, SHELBY COUNTY, ALABAMA RECORDS.

Shemeka L. Wilson, the grantee recited in Instrument # 20130222000075330 is one and the same as Shemeka Drake.

\$241,445.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

Subject to:

Taxes for the year 2024 and subsequent years

Easements, Restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any

Mineral and mining rights, if any.

Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Plat/Map Book 29, Page 32.

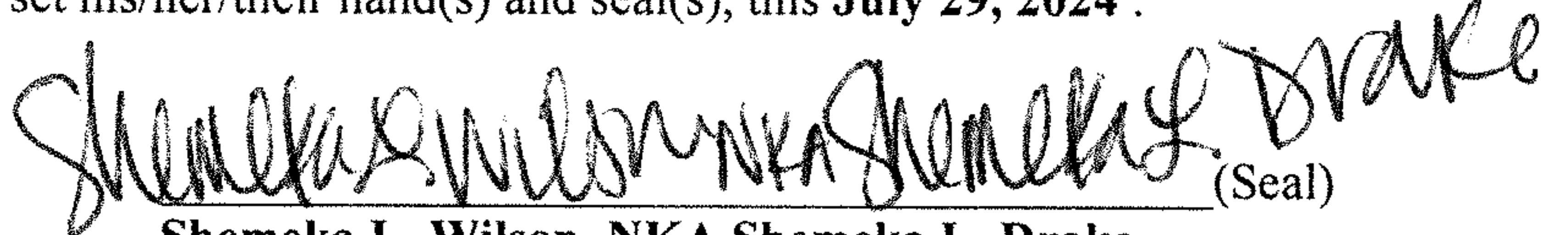
TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

WARRANTY DEED

CBT File #2407007

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said **GRANTEES**, 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 **GRANTEES**, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantors have hereunto set his/her/their hand(s) and seal(s), this **July 29, 2024**.

 (Seal)
Shemeka L. Wilson, NKA Shemeka L. Drake

 (Seal)
Marlon Drake

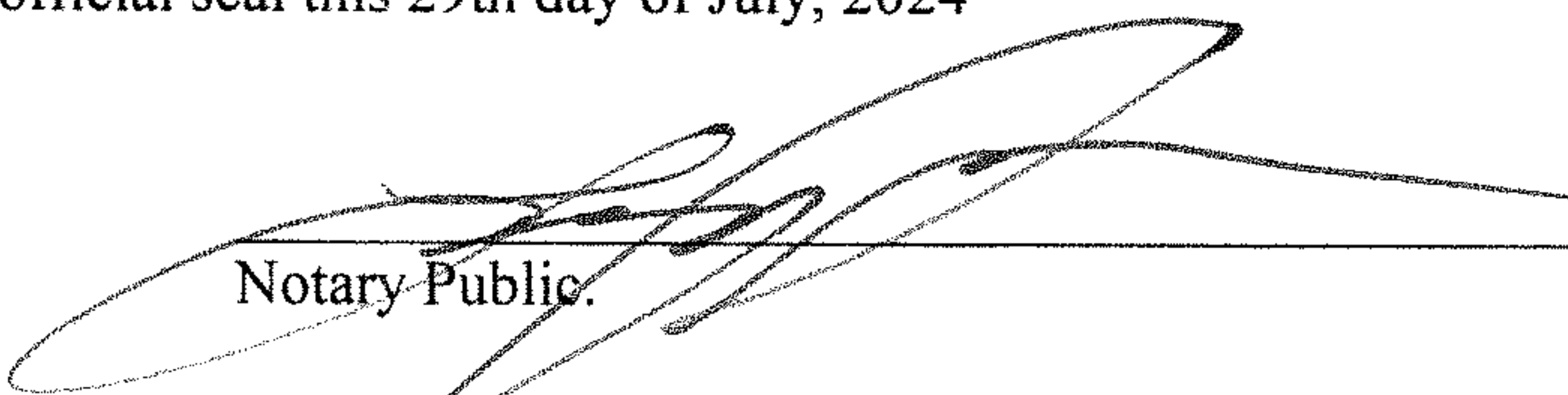
STATE OF ALABAMA

General Acknowledgement

JEFFERSON COUNTY

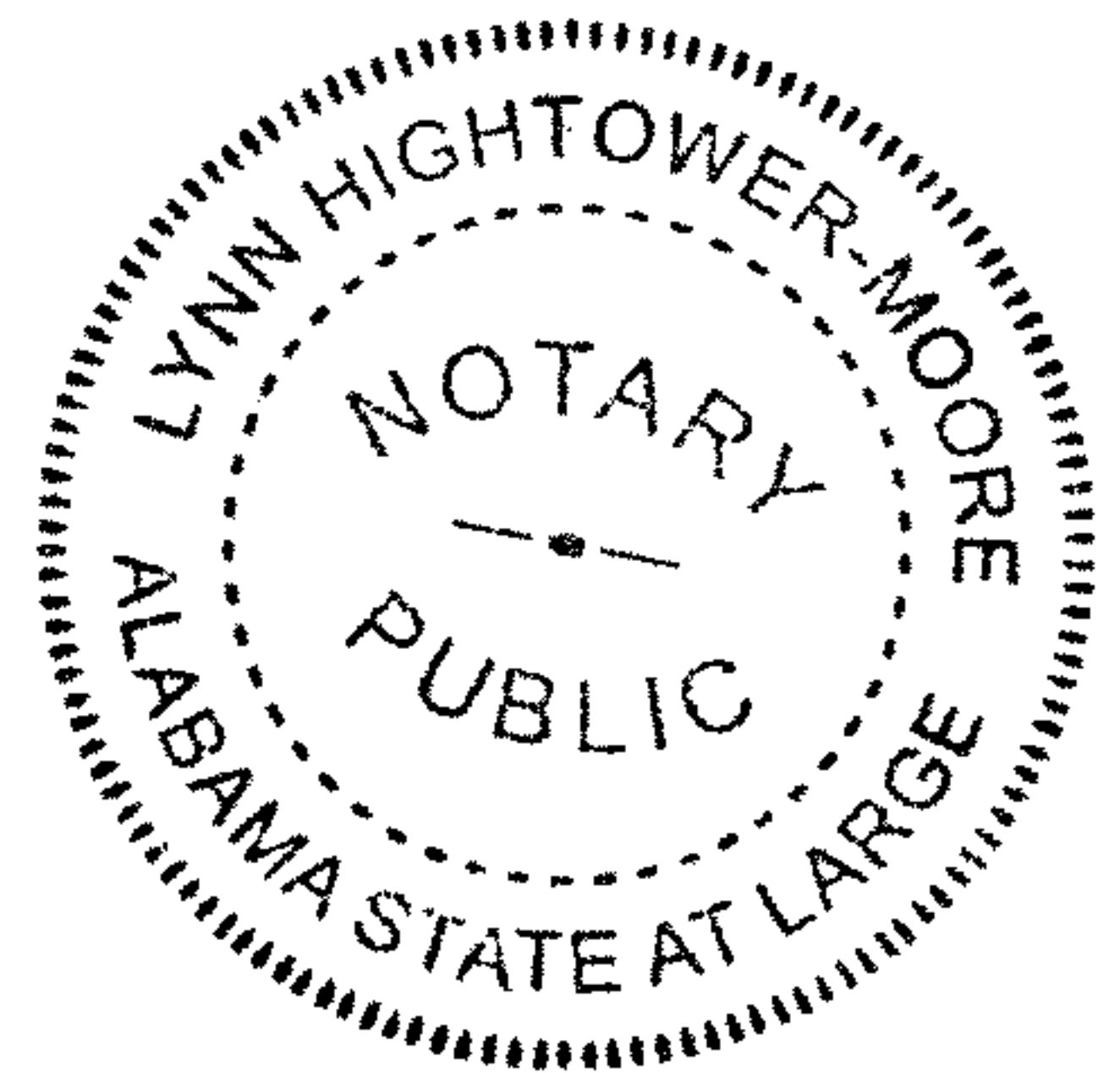
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Shemeka L. Wilson, NKA Shemeka L. Drake and Marlon Drake, wife and husband**, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they have/has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of July, 2024


 Notary Public.

(Seal)

My Commission Expires: 12-22-25





Allie S. Bayl
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 Shemeka L. Wilson, NKA Shemeka L. Drake and Marlon Drake
Grantee's Name Tricia Estes

Mailing Address 1360 Kensington Blvd
Calera, Alabama 35040
Property Address 480 Daventry Cir,
Calera, Alabama 35040

Mailing Address 480 Daventry Cir
Calera, Alabama 35040
Date of Sale 07/29/2024

Total Purchase Price \$245,900.00

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

X _____ 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 proeprty, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraisaer of the assessor's curreny 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 responsibiliy of valuing proeprty 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 7-29-24

Print Tricia Estes

Unattested

[Signature]
(verified by)

Sign *[Signature]*

(Grantor/Grantee/Owner/Agent) circle one