

SEND TAX NOTICE TO:
Dora Newell
1015 5th Court SW
Alabaster, AL 35007

This instrument prepared by:
Frank Steele Jones
Regency Title & Closing, LLC
500 Southland Drive, Suite 230
Hoover, Alabama 35226

WARRANTY DEED

State of Alabama)
)
Shelby County) KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Two Hundred and Eighty-Five Thousand Dollars and Zero cents (\$285,000.00)**, and other good and valuable considerations to the undersigned Grantors, in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, **Brenda Kay D. Busby, a married person, and David Lynn Deavours, a married person** (hereinafter referred to as the "Grantors" whether one or more), grants, bargains, sells and conveys unto **Dora Newell** (hereinafter referred to as the "Grantees" whether one or more), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

Lot 14, and the East half of Lot 13 (58.76 x 184.68), according to Sector Two, resurvey of the First Addition to J. G. Lacey Subdivision, as recorded in Map Book 5, page 8 in the Office of the Judge of Probate for Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to ad valorem taxes for the years 2024, and subsequent years, easements, restrictions, covenants, rights of way, and limitations of record. Mineral and mining rights excepted.

\$276,450

~~xxx,xxx,xxx~~ of the above mentioned purchase price was paid for from mortgage loan(s) closed simultaneously herewith.

The subject property is not the homestead of the grantor, nor that of their respective spouses.

TO HAVE AND TO HOLD to the said Grantee, as fee simple owner, his heirs and assigns forever.

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

IN WITNESS WHEREOF, I have hereunto set my hands and seals, this the 23 day of August, 2024.

 (SEAL)
Brenda Kay D. Busby

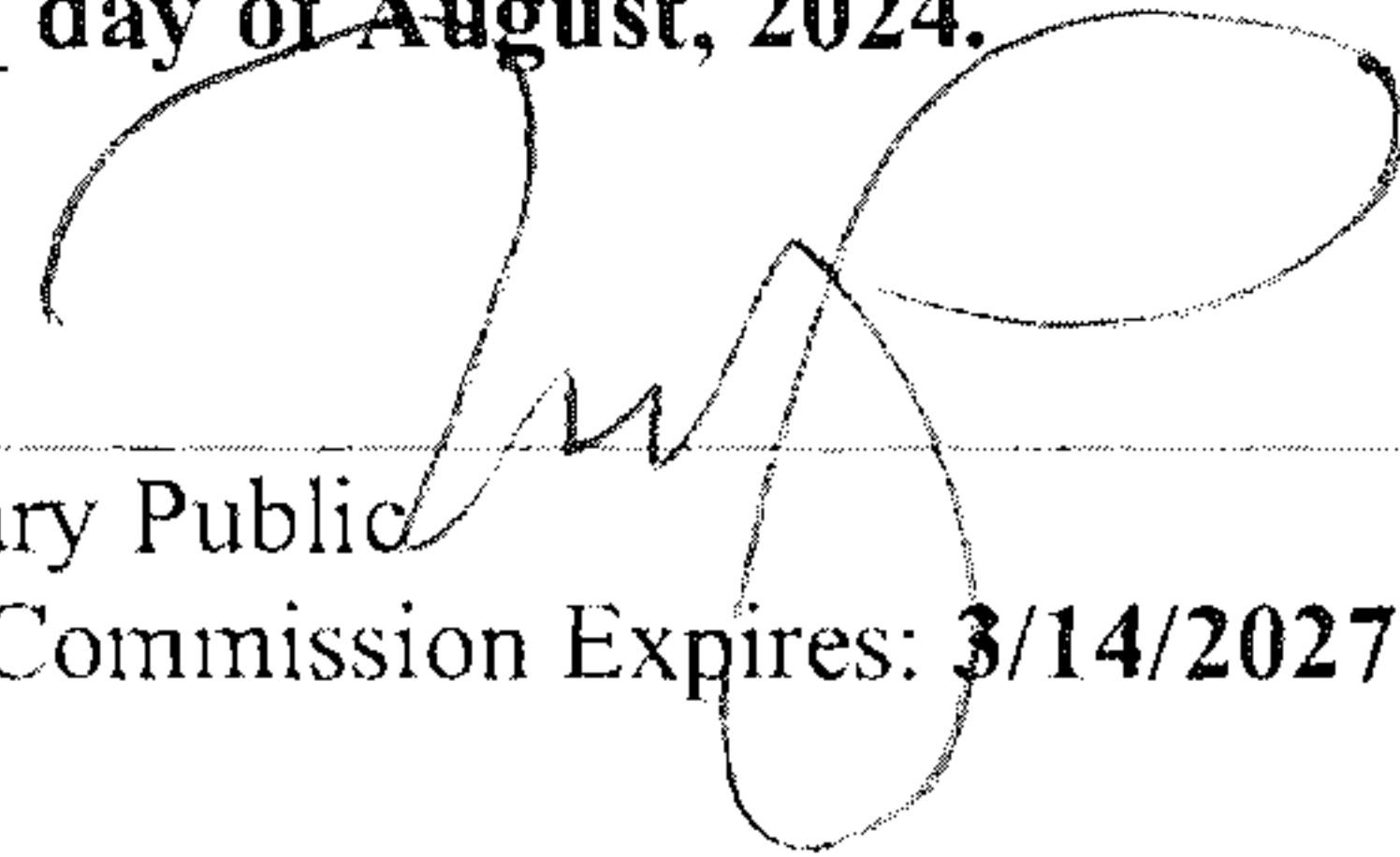
 (SEAL)
David Lynn Deavours

State of Alabama)
) General Acknowledgment
Shelby County)

I, **Frank Steele Jones**, a Notary Public in and for said County, in said State, hereby certify that **Brenda Kay D. Busby and David Lynn Deavours** 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 for and as their own act on the day the same bears date.

Given under my hand and official seal this the 23 day of **August, 2024**.

(SEAL) **Frank Steele Jones**
Notary Public, Alabama State At Large
My Commission Expires 3/14/2027


Notary Public
My Commission Expires: **3/14/2027**

FILE NO: 2024080

Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1***

Grantor's Name Brenda Busby and David Deavours
 Mailing Address **500 Southland Drive**
Hoover, AL 35226

Grantee's Name Dora Newell
 Mailing Address 1015 5th Court SW
Alabaster, AL 35007

Property Address 1015 5th Court SW
Alabaster, AL 35007

Date of Sale August 23, 2024

Total Purchase Price \$285,000

or

Actual Value \$

or

Assessor's Market Value \$



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 08/26/2024 02:26:05 PM
 \$37.00 JOANN
 20240826000266440

The purchase price or actual value claimed *Allen S. Boyd* can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale
☒ 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 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 8/23/2024

Print Frank Steele Jones

☐ Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1