

**Property Address:**  
153 Summerchase Parkway  
Calera, AL 35040

**Grantee's Address:**  
153 Summerchase Parkway  
Calera, AL 35040

**WARRANTY DEED**

State of Alabama  
County of Shelby

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of TWO HUNDRED THIRTY FIVE THOUSAND AND 00/100 (\$235,000.00), and other good and valuable consideration in hand paid to Charles Clifton Garrett Sr, a married man, Charlene E. Garrett, a single woman, Charles Clifton Garrett Jr, a married man, and Terry Wayne Garrett, a married man (hereinafter referred to as "Grantor(s)"), the receipt and sufficiency of which is hereby acknowledged, by the Dakota Wayne Falkner (hereinafter referred to as "Grantee(s)"), does hereby GRANT, BARGAIN, SELL and CONVEY unto Grantee(s), in fee simple absolute together with every contingent remainder and right of reversion, and subject to all the provisions contained in this warranty deed, the following described real property situated in Shelby County, Alabama, to-wit:

Lot 14, according to the Survey of Summerchase, Phase 3, as recorded in Map Book 25, Page 65,  
in the Probate Office of Shelby County, Alabama.

Prior Deed Reference: Instrument # 20220302000088160

LESS AND EXCEPT such oil, gas, and other mineral interests, and all rights and privileges in connection therewith, as may have been reserved or conveyed by prior owners, if any.

THIS CONVEYANCE AND THE WARRANTIES CONTAINED IN THIS WARRANTY DEED ARE MADE SUBJECT TO THE FOLLOWING:

Any and all covenants, restrictions, regulations, conditions, easements, rights-of-way, liens, set back lines, and other rights of whatever nature, recorded and/or unrecorded.

TOGETHER WITH ALL AND SINGULAR the rights, members, privileges, tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining.

**\$230,743.00** of the above-recited purchase price was paid from a mortgage loan closed simultaneously herein.

*Not the homestead of the Grantors and/or their spouses.*

For ad valorem tax purposes only, the address for the above-described property is 153 Summerchase Parkway Calera, AL 35040.

TO HAVE AND TO HOLD unto said Grantee(s), and the heirs and assigns of said Grantee(s), in fee simple, forever.

AND except as to the above, and taxes hereafter falling due, which are assumed by said Grantee(s), for the Grantor(s), and for the heirs and assigns of the Grantor(s), hereby covenants and warrants to and with said Grantee(s), Grantee's heirs and assigns, that the Grantor(s) is seized of an indefeasible estate in fee simple in and to said real property, and has a good and lawful right to sell and convey the same, and that the Grantor(s) is in quiet and peaceable possession of said real property, and that said real property is free and clear of all liens and encumbrances, unless otherwise noted herein and/or incorporated herein by reference, and Grantor(s) does hereby WARRANT and will forever DEFEND the title to said real property, unto said Grantee(s), and Grantee's heirs and assigns, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor(s) has set the hand and seal of the Grantor(s) on this, the 29<sup>th</sup> of August, 2024.

Charles Clifton Garrett, Sr by Charlene Garrett, his Attorney-In-Fact  
Charles Clifton Garrett, Sr by Charlene Garrett, his Attorney-In-Fact

Charlene E. Garrett  
Charlene E. Garrett

Charles Clifton Garrett, Jr  
Charles Clifton Garrett, Jr

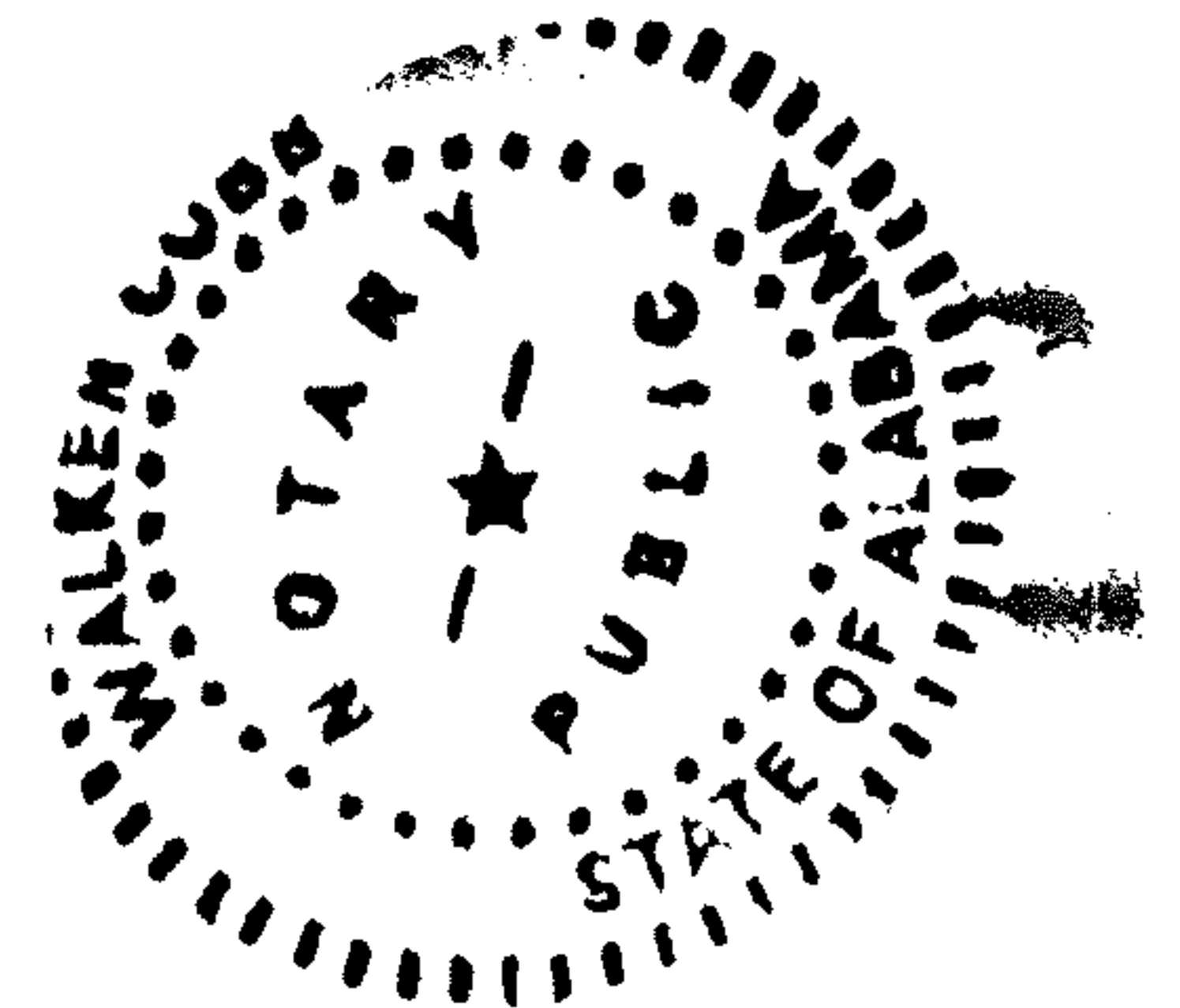
Terry Wayne Garrett  
Terry Wayne Garrett

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Charlene Garrett, Charlene E. Garrett, Charles Clifton Garrett, Jr and Terry Wayne Garrett whose name(s) is/are signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, (s)he executed the same voluntarily on the day the same bears date.

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

Walter Cobb  
Notary Public  
My Commission Expires: 7/1/25



DOCUMENT PREPARED BY:  
Jonathan Roper, esq.  
135 Gemini Circle, Ste 212  
Birmingham, AL 35209

AFTER RECORDING RETURN TO:  
Roper and Wilson, LLC  
135 Gemini Circle, Ste 212  
Birmingham, AL 35209



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

Grantor's Name Charles Clifton Garrett Sr  
 Mailing Address 153 Summerchase Parkway  
Calera, AL 35040

Grantee's Name Dakota Wayne Falkner  
 Mailing Address 153 Summerchase Parkway  
Calera, AL 35040

Property Address 153 Summerchase Parkway  
Calera, AL 35040

Date of Sale August 29, 2024

Total Purchase Price \$235,000.00

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  
☒ Sales Contract  
☐ Closing Statement

☐ Appraisal  
☐ Other: \_\_\_\_\_



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 09/03/2024 03:22:46 PM  
 \$37.50 PAYGE  
 20240903000274030

*Ann S. Byrd*

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 8/29/24

Print Walker Cobb

☐ Unattested  
 (verified by)

Sign Walker Cobb  
 (Grantor/Grantee/ Owner/ Agent) circle one