

THIS INSTRUMENT WAS PREPARED BY:
FOSTER D. KEY, ATTORNEY AT LAW
POST OFFICE BOX 360345
BIRMINGHAM, ALABAMA 35236
(205) 987-2211

PLEASE SEND TAX NOTICE TO:
MARTHA DEANE GILES
2124 LAKE HEATHER WAY
BIRMINGHAM, ALABAMA 35242

WARRANTY DEED

STATE OF ALABAMA SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of THREE HUNDRED NINETY TWO THOUSAND AND NO/100 DOLLARS (\$392,000.00) to the undersigned GRANTORS in hand paid by the GRANTEE herein, the receipt whereof is acknowledged we, THOMAS P. TORGERSON and wife, STACIM. TORGERSON, (herein referred to as GRANTORS), do grant, bargain, sell and convey unto MARTHA DEANE GILES, (herein referred to as GRANTEE), the following described real estate situated in SHELBY COUNTY, ALABAMA, to-wit:

Lot 22, Block 1, according to the survey of Sunny Meadows, Phase Two, as recorded in Map Book 8, Page 19 A and B, in the Probate Office of Shelby County, Alabama.

1. Taxes for the year 2024, which are a lien but not yet due and payable until October 1, 2024.
2. Restrictions, covenants and conditions as set out in instrument(s) recorded in Map Book 8 Page 19 A and B, Map Book 8 Page 18 and Book 36 page 881 in the Probate Office.
3. A 15 foot easement on the Northwesterly side of lot as per Map Book 8 Page 19 A and B in the Probate Office.
4. A 35 foot building setback line from Birdsong Circle as recorded in Map Book 8 Page 19 A and B in the Probate Office.
5. Right(s) of Way(s) granted to Alabama Power Company by instrument(s) recorded in Book 316 Page 465 and Instrument No. 19800429000048210 in the Probate Office.
6. Articles of Incorporation of Sunny Meadows, as recorded in Book 24 page 187, Book 57 Page 608 and instrument No. 20131205000471930 in the Probate Office.
7. Easement(s) granted to Alabama Gas Company as set out in Book 323 Page 667 and Book 323 Page 671 in the Probate Office.
8. Easement(s) to Alabama Power Company as set out in Book 37 Page 22 and Book 310 Page 55 in the Probate Office.
9. Restrictive Covenants to Alabama Power Company as set out in Book 37 page 21 in Probate Office.

TO HAVE AND TO HOLD Unto the said GRANTEE, her heirs and assigns forever.

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

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 29TH day of AUGUST, 2024.

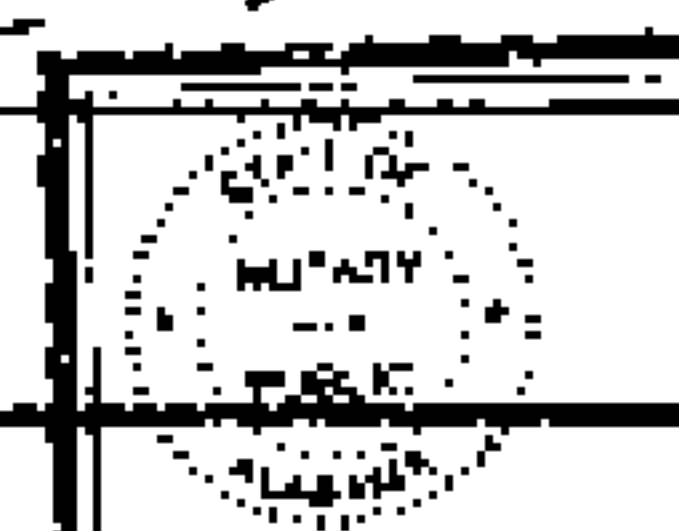
 (L.S.)
THOMAS P. TORGERSON

 (L.S.)
STACI M. TORGERSON

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that THOMAS P. TORGERSON and wife, STACI M. TORGERSON, 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29TH day of AUGUST, 2024.


Notary Public
My Commission Expires:  ALAINE G. LOVE
My Commission Expires
October 31, 2027

Grantor's Name:
THOMAS P. TORGERSON and wife, STACI M.
TORGERSON

Mailing Address:
3010 BIRDSONG CIRCLE
BIRMINGHAM, ALABAMA 35242

Property Address:
3010 Birdsong Circle
Birmingham, AL 35242

Grantee's name:
MARTHA DEANE GILES

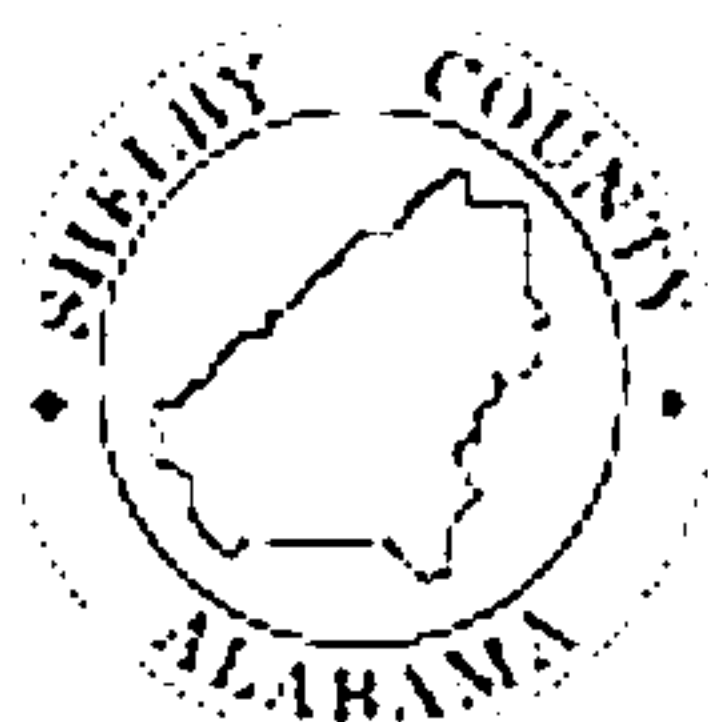
Mailing Address:
2124 LAKE HEATHER WAY
BIRMINGHAM, ALABAMA 35242

Date of Sale: AUGUST 29, 2024
Total Purchase Price: \$392,000.00

or
Actual Value
or
Assessor's Market Value

☐ **Bill of Sale**
☐ **Sales Contract**
☒ **Closing Statement**

☐ **Front of Foreclosure Deed**
☐ **Appraisal**
☐ **Other** _____



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/04/2024 03:42:58 PM
\$420.00 JOANN
20240904000275790

Allen S. Bayl