

SEND TAX NOTICE TO:
Caitlyn Elizabeth Edmundson
198 Flagstone Lane
Calera, AL 35040

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

WARRANTY DEED

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

That in consideration of **Two Hundred Nineteen Thousand Five Hundred Dollars and No Cents (\$219,500.00)**, and other good and valuable considerations to the undersigned Grantors, in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, **Jonathan Lynn Hurtgen and Stephanie Ann Hurtgen, Husband and Wife**, (herein referred to as the "Grantors", whether one or more), grant, bargain, sell and convey unto **Caitlyn Elizabeth Edmundson** (herein referred to as the "Grantees", whether one or more), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

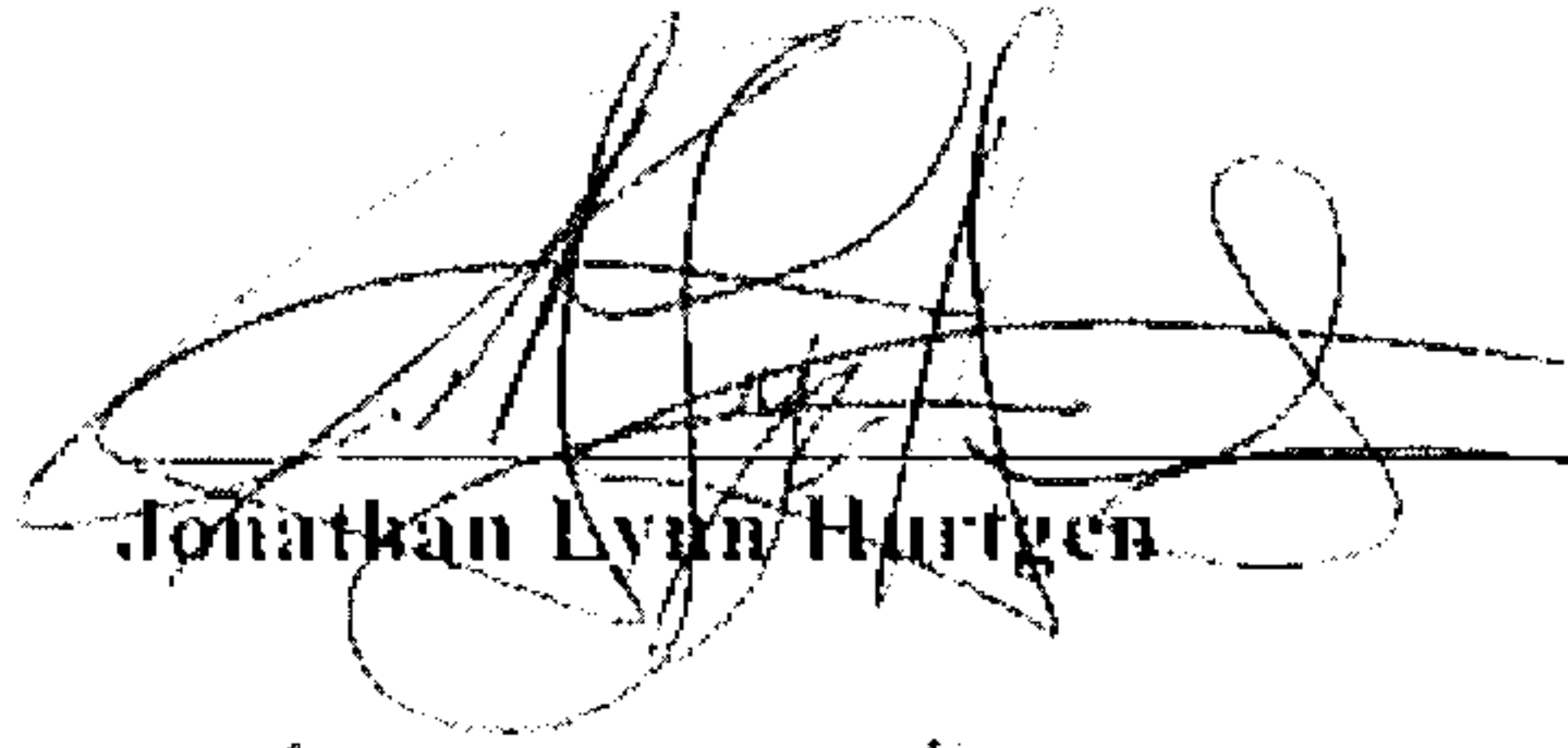
Lot 168, according to the Survey of Camden Cove Sector 3, as recorded in Map Book 28, Page 3, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD to the said grantee, as fee simple owner, his heirs, successors and/or assigns forever.

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

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 15th day of May, 2024.

\$212,915.00 of the purchase price recited was paid from mortgage loan closed simultaneously herewith.

 (Seal)
Jonathan Lynn Hurtgen

 (Seal)
Stephanie Ann Hurtgen

State of Alabama)
) General Acknowledgment
Shelby County)

I, Reba A. Heard, a Notary Public in and for said County, in said State, hereby certify that ,
Jonathan Lynn Hurtgen and Stephanie Ann Hurtgen, Husband and Wife, 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 as their own act on the
day the same bears date.

Given under my hand and official seal this 15th day of May, 2024.

(Seal or stamp)




Notary Public
My Commission Expires: _____



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 09/05/2024 08:59:29 AM
 \$35.00 JOANN
 20240905000276210

Allen S. Byrd

Real Estate Sales Validation Form

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

Grantor's Name	<u>Jonathan Lynn Hurtgen</u>	Grantee's Name	<u>Caitlyn Elizabeth</u>
Mailing Address	<u>Stephanie Ann Hurtgen</u>	Mailing Address	<u>Edmundson</u>
	<u>107 Broadleaf Trail</u>		<u>198 Flagstone Lane</u>
	<u>Grovetown, GA 30813</u>		<u>Calera, AL 35040</u>
Property Address	<u>198 Flagstone Lane</u>	Date of Sale	<u>5/15/24</u>
	<u>Calera AL 35040</u>	Total Purchase Price	\$ <u>219,500.00</u>
		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	☐ Appraisal
☐ Sales Contract	☐ Other
☒ Closing Statement	

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 6/20/24

Print Reba A. Heard

☐ Unattested

Sign Reba A. Heard

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1