

Prepared By and Return To:
David M. Sigler
Access Title & Closing Group, LLC
100 Centerview Drive
Chambers Bldg * Ste. 111
Vestavia Hills, AL 35216
AL-24-00077-RET

Send Property Tax Notice to:
Marcia Holley
679 Waterford Lane
Calera, AL 35040

GENERAL WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS that:

Shadelia Roan and Maurice Roan, a married couple

For and in consideration of the sum of TWO HUNDRED FIVE THOUSAND AND 00/100 DOLLARS, (\$205,000.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged to have been paid to said Grantors by:

Marcia Holley

the Grantors, do hereby grant, bargain, sell and convey unto the said Grantee, his/her/their heirs and assigns, subject to the provisions hereinafter contained, all of that real property located in the County of Shelby, State of Alabama, which is described as follows:

Lot 511, According to the survey of Waterford Highlands, Sector 4, Phase 1, as recorded in Map Book 34, Page 73 in the Probate Office of Shelby County, Alabama.

Commonly known as 679 Waterford Lane, Calera, AL 35040

The subject property is the homestead of the Grantors.

This Deed is being filed simultaneously with a Purchase Money Mortgage in the amount of \$201,286.00.

TO HAVE AND TO HOLD the same unto the said Grantee, his/her/their heirs and assigns, in Fee Simple, forever.

This conveyance is made subject to restrictive covenants, easements, rights-of-way and building set back lines, if any, applicable to said property of record in the Office of the Judge of Probate of Shelby County, Alabama.

And, except as to the above and taxes hereafter falling due, said Grantors, for themselves, his/her/their/its successors and assigns, hereby covenant with said Grantee, his/her/their heirs and assigns, that they are seized of an indefeasible estate in Fee Simple to said property, that they have the right to possession, quiet use and enjoyment of said property and that they do hereby Warrant and will forever defend the title to said property and the possession thereof, to the said Grantee, his/her/their heirs and assigns, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused these presents to be executed this 26th day of August, 2024.

Shadelia Roan
Shadelia Roan

Maurice Roan
Maurice Roan

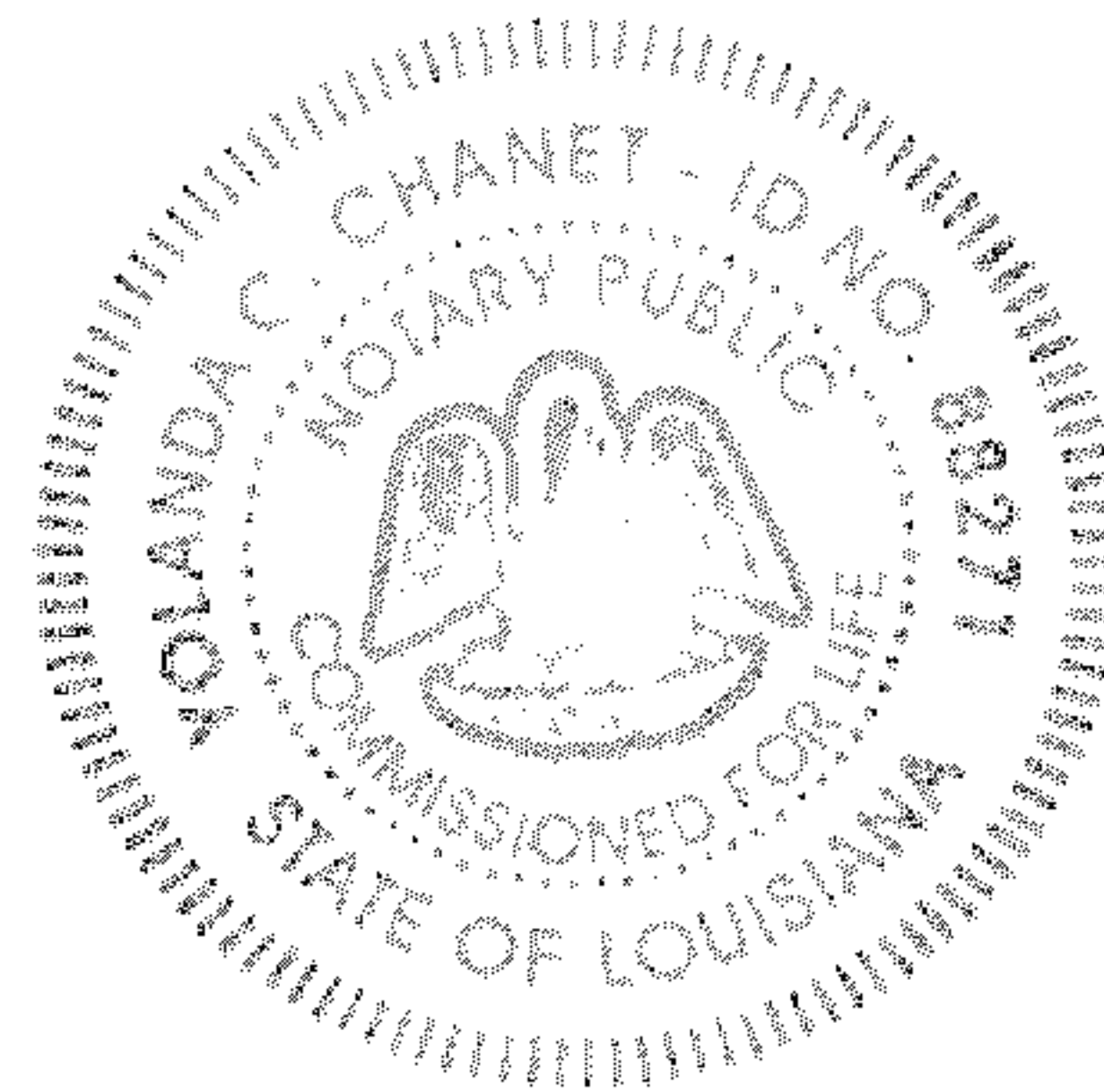
see STATE OF ~~ALABAMA~~ Louisiana

COUNTY OF East Baton Rouge

I, Yolanda C Chanet, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that **Shadelia Roan**, 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 executed the same voluntarily on the day that bears the same date.

Given under my hand and official seal this 26th day of August, 2024.

Yolanda C Chanet
Notary Public Yolanda C Chanet
My Commission Expires: At Death
#88271
[Notary Seal]



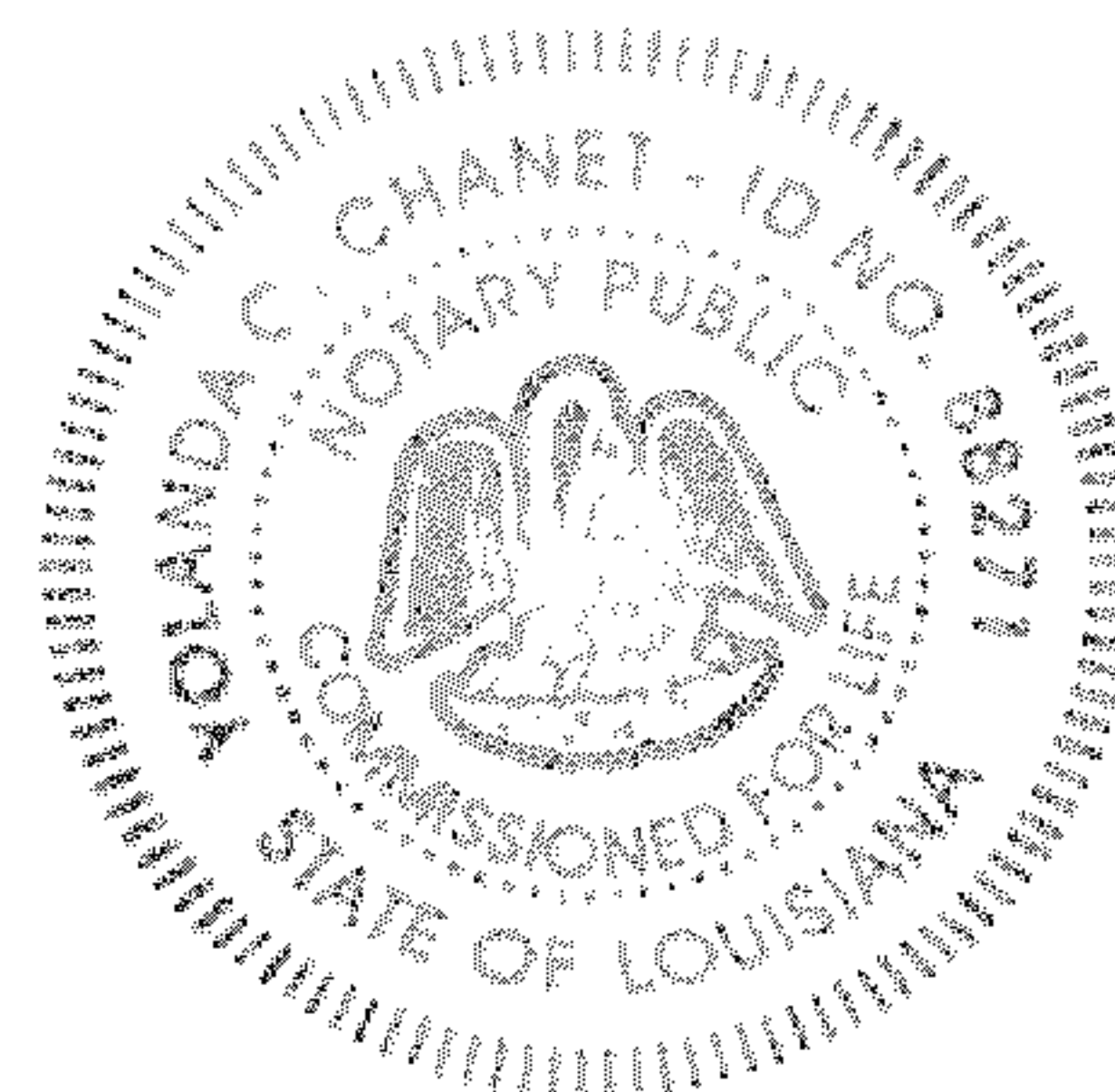
see STATE OF ~~ALABAMA~~ Louisiana

COUNTY OF East Baton Rouge

I, Yolanda C Chanet, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that **Maurice Roan**, 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 executed the same voluntarily on the day that bears the same date.

Given under my hand and official seal this 26th day of August, 2024.

Yolanda C Chanet
Notary Public Yolanda C Chanet
My Commission Expires: At Death
#88271
[Notary Seal]



REAL ESTATE SALES VALIDATION FORM

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

Grantor's Name: **Shadelia and Maurice Roan**Grantee's Name: **Marcia Holley**Mailing Address: 679 Waterford Lane
Calera, AL 35040

Mailing Address: 679 Waterford Lane Calera, AL 35040

Property Address:

679 Waterford Lane

Calera, AL 35040

Date of Sale:

08/26/2024

Total Purchase Price:

\$205,000.00

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☐ 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 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 is 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: 08/26/2024

Print: Access Title & Closing Group, LLC

☐ UnattestedSign: Shadelia Roan Maurice Roan

Verified by:

(Grantor/Grantee/Owner/AGENT) circle one

FORM RT-1



Filed and Recorded

Official Public Records

Judge of Probate, Shelby County Alabama, County

Clerk

Shelby County, AL

09/09/2024 01:48:46 PM

\$32.00 JOANN

20240909000279310

Alli S. Bayl