

This document prepared by:
Law Office of John A. Gant, P.C.
200 Office Park Drive, Suite 210
Birmingham, AL 35223

Send tax notice to:
Joel & Maria Alindogan
924 SE 30th St.
Cape Coral, FL 33904

GENERAL WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL PERSONS BY THESE PRESENTS:

That in consideration of Three Hundred Twenty Five Thousand and 00/100 Dollars (\$325,000.00) to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, I, JANIE MELTON RICHARDSON, unmarried (herein referred to as GRANTOR), do grant, bargain, sell and convey unto JOEL A. ALINDOGAN and MA. ANNA ALINDOGAN, Trustees under the Alindogan Living Trust dated November 26, 2013 (herein referred to as GRANTEES), the following described real estate situated in Shelby County, Alabama:

Lot 42, Block 1, according to the Survey of the Amended Map of Southlake Crest, 2nd Sector, as recorded in Map Book 19, page 14, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to all matters of public record including, but not limited to, easements, restrictions, covenants, and/or rights of way. Also subject to any and all matters visible by a survey. Title to mineral and mining rights is not warranted herein.

And I do for myself and for my heirs, executors and administrators covenant with said GRANTEES, their heirs and assigns, that I am lawfully seized in fee simple of said premises, that it is free from all encumbrances, unless otherwise noted above, that I have a good right to sell and convey the same as aforesaid, and that I am and my heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

Dated this the 16 day of September, 2024.

Russell D. Richardson

RUSSELL D. RICHARDSON as Attorney-in-Fact
JANIE MELTON RICHARDSON

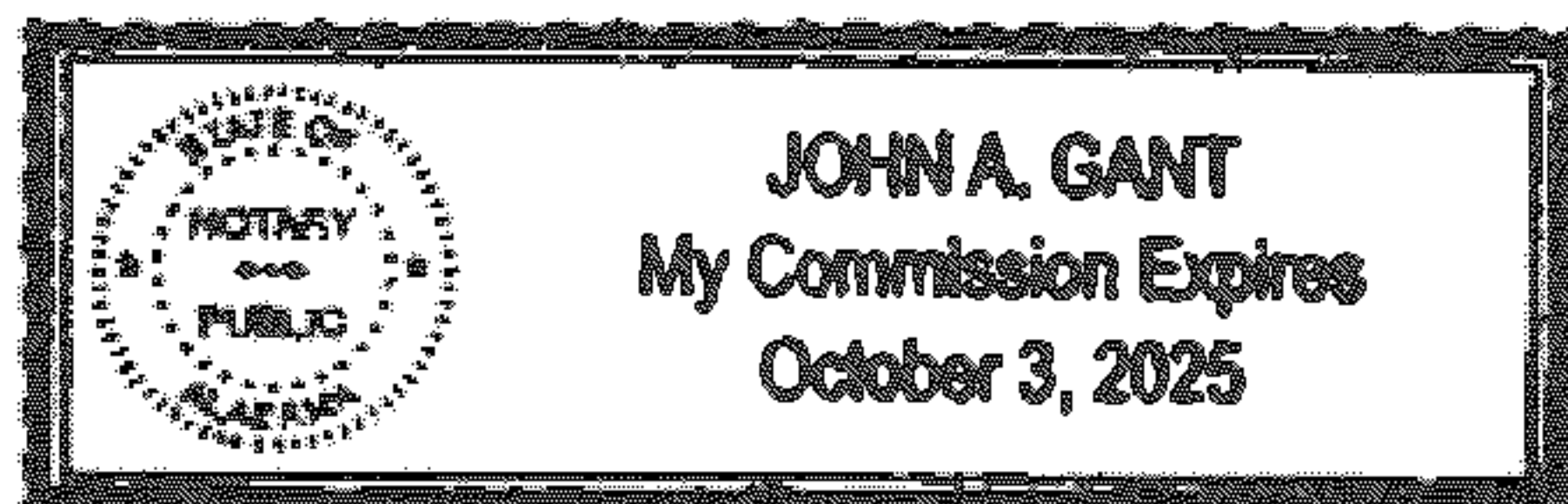
STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that RUSSELL D. RICHARDSON as Attorney-in-Fact for JANIE MELTON RICHARDSON, whose name is 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 16th day of September, 2024.

JAGant

NOTARY PUBLIC: JOHN A. GANT
My Commission Expires: 10/3/2025





Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 09/17/2024 02:18:31 PM
 \$354.00 PAYGE
 20240917000290470

Allen S. Boyd

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>Janie Melton Richardson</u>	Grantee's Name	<u>Alindogan Living Trust</u>
Mailing Address	<u>409 Norwick Cir.</u> <u>Alabaster, AL 35007</u>	Mailing Address	<u>924 SE 30th St.</u> <u>Cape Coral, FL 33904</u>
Property Address	<u>322 Willow Crest Ln.</u> <u>Hoover, AL 35244</u>	Date of Sale	<u>9/16/2024</u>
		Total Purchase Price	\$ <u>325,000.00</u>
		or	
		Actual Value	\$ _____
		or	
		Assessor's Market Value	\$ _____

The purchase price or current assessor's market value claimed on this form can be verified in the following documentary evidence: (check one)

- | | |
|--|---|
| <input type="checkbox"/> Mortgage | <input checked="" type="checkbox"/> Closing Statement |
| <input type="checkbox"/> Bill of Sale | <input type="checkbox"/> Other |
| <input checked="" type="checkbox"/> Sales Contract | |

* The deed or other instrument of like character offered for recordation which conveys property cannot be used as documentary evidence

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.

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 being conveyed.

Actual value - if the property is not being sold, the true value of the property being conveyed. This may be evidenced by an appraisal conducted by a licensed appraiser.

Current Assessor's market value - if no proof is provided, 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.

Any person who intentionally fails to provide the proof required or presents false proof shall be subject to a penalty of \$100 or 25% of the taxes due, whichever is greater.

I hereby affirm that to the best of my knowledge and belief the information contained in this document is true and complete.

Date 9/16/2024

Print John A. Gant

Sign *John A. Gant*
 (Owner Agent) circle one