

20240918000291300 1/3 \$414.00
Shelby Cnty Judge of Probate, AL
09/18/2024 10:48:51 AM FILED/CERT

This Instrument Prepared by:
Jennifer Q. Griffin
Lynn Campisi, P. C.
3016 Pump House Road
Birmingham, Alabama 35243

Send Tax Notice To:
Leonard J. Roy
2505 Westminster Circle
Birmingham, AL 35242

WARRANTY DEED (Plain)

State of Alabama
COUNTY: SHELBY

Know all Men by These Presents, that in consideration of one dollar and other good and valuable consideration to the undersigned GRANTOR (whether one or more), in hand paid by the GRANTEE herein, the receipt where is acknowledged, **Leonard J. Roy and Dee L. Roy**, husband and wife (herein referred to as grantor whether one or more), grant, bargain, sell and convey unto **Leonard J. Roy** (herein referred to as grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 27, according to the survey of Meadowridge, as recorded in Map Book 11, Page 40, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

Dee L. Roy reserves a life interest in the above-described property for the duration of her life.

Subject to any prior reservation or conveyance of record pertaining to mineral and mining rights in, on, or under subject property.

Subject to: All easements, restrictions, conditions, rights of way and any other conditions of record.

NO TITLE OPINION GIVEN.

This instrument is prepared without evidence of title condition or survey. There is no representation as to title or matters that might be revealed by survey, inspection or examination of title by the preparer of this instrument.

TO HAVE AND TO HOLD to the said GRANTEE, his, her or their heirs and assigns forever.

And I (We) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) 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.

Shelby County, AL 09/18/2024
State of Alabama
Deed Tax: \$386.00

IN WITNESS WHEREOF, I/We have hereunto set my/our hand(s) and seal(s) this 10 day of Sept., 2024.

Leonard J. Roy
Leonard J. Roy

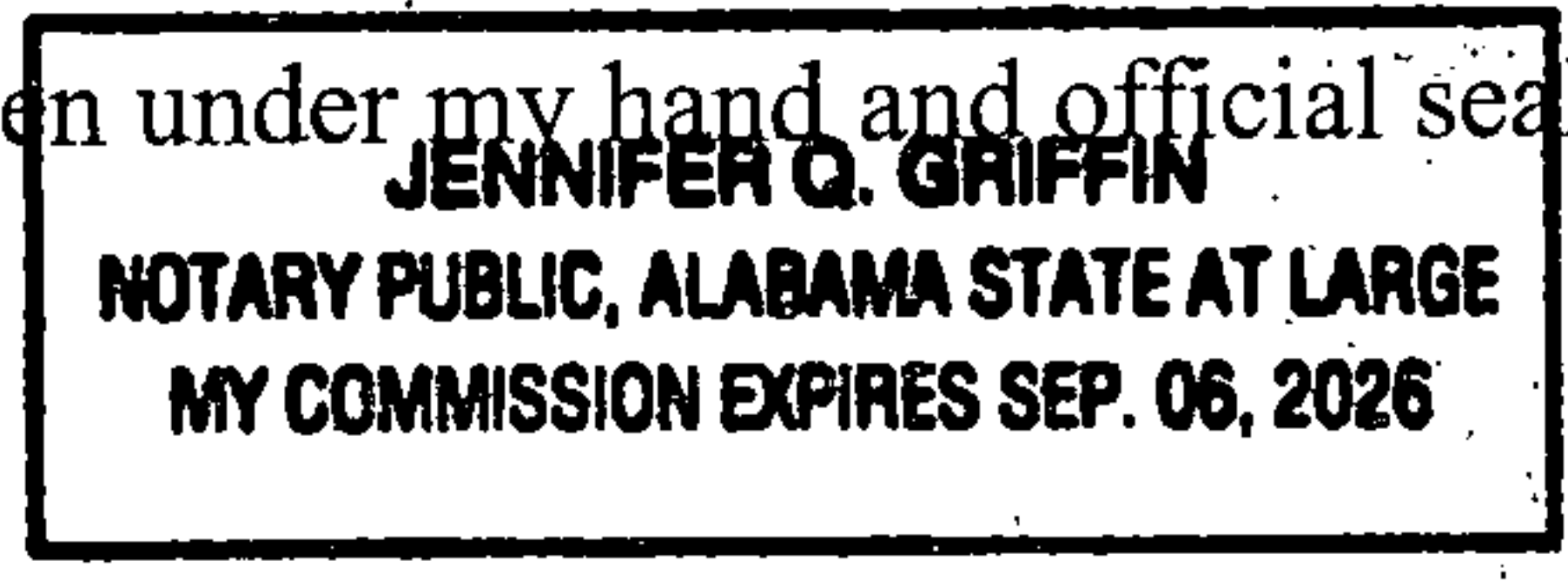
Dee L. Roy
Dee L. Roy

Acknowledgment

STATE OF ALABAMA)
COUNTY OF Jefferson)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **Leonard J. Roy**, 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 10 day of Sept 2024.



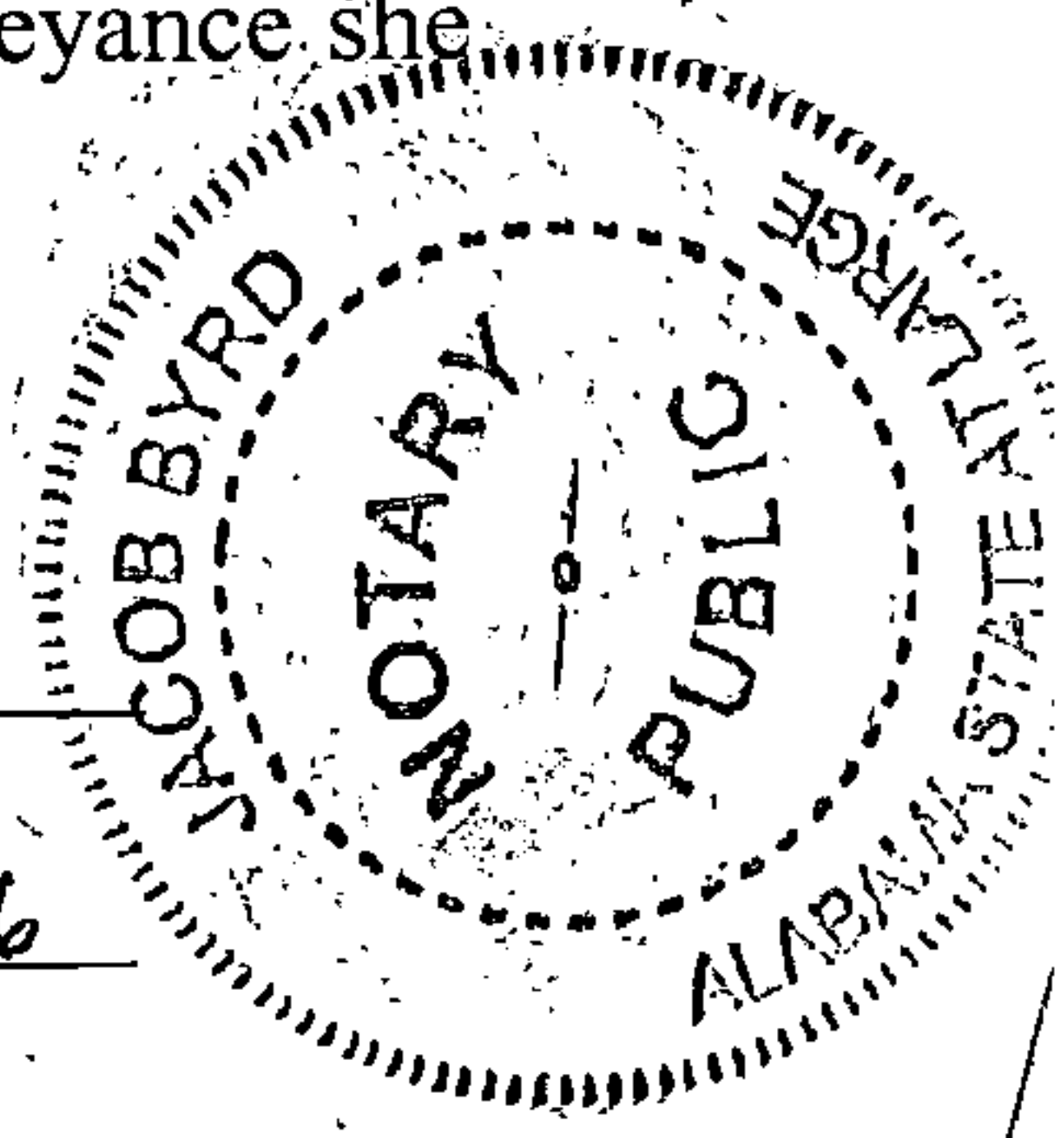
Jennifer Q. Griffin
Notary Public
My commission expires: 9/6/2026

STATE OF ALABAMA)
COUNTY OF Jefferson)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **Dee L. Roy**, 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10 day of Sept 2024.

Jacob Byrd
Notary Public
My commission expires: 10/25/26



Real Estate Sales Validation Form

20240918000291300 3/3 \$414.00
Shelby Cnty Judge of Probate, AL
09/18/2024 10:48:51 AM FILED/CERT

This Document must be filed in accordance with Code of Alabama 1975, Se

Grantor's Name Leonard J. Roy and Dee L. Roy
Mailing Address 2505 Westminster Circle
Birmingham, AL 35242

Grantee's Name Leonard J. Roy
Mailing Address 2505 Westminster Circle
Birmingham, AL 35242

Property Address 2505 Westminster Circle
Birmingham, AL 35242

Date of Sale 9.10.2024

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 386,000.00

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 county tax appraised value

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 9.10.2024

Print Leonard J. Roy

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1