

SEND TAX NOTICE TO:

Joyce M. Sturdivant
118 Griffin Drive
Helena, AL 35080

This instrument prepared by:

S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

Assessor's Value: \$249,830.00

For recordation purposes & pursuant
to Code of Alabama 1975 § 40-22-1.

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS:

That, in consideration of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration, in hand paid to the undersigned, **Mervin L. Sturdivant, a married man, and Joyce M. Sturdivant, an unmarried woman**, whose address is 118 Griffin Drive, Helena, AL 35080 (hereinafter "Grantor", whether one or more), by **Joyce M. Sturdivant**, whose address is 118 Griffin Drive, Helena, AL 35080 (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, **Joyce M. Sturdivant**, the following described real estate situated in Shelby County, Alabama, **the address of which is 118 Griffin Drive, Helena, AL 35080 to-wit:**

Lot 7, according to the Survey of Royal Pines, Phase II, as recorded in Map Book 15, page 19 in the Probate Office of Shelby County, Alabama.

Joyce M. Sturdivant is also known as Joyce Sturdivant, she being one and the same person as Joyce M. Sturdivant, grantee in that certain deed recorded on 08/16/2001 in Inst. # 2001-34946, in the Probate Office of Shelby County, Alabama.

The subject property conveyed herein does not constitute the homestead of the Grantor, Mervin L. Sturdivant, nor the homestead of his spouse.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$118,500.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 23rd day of September, 2024.

Mervin L. Sturdivant
Mervin L. Sturdivant

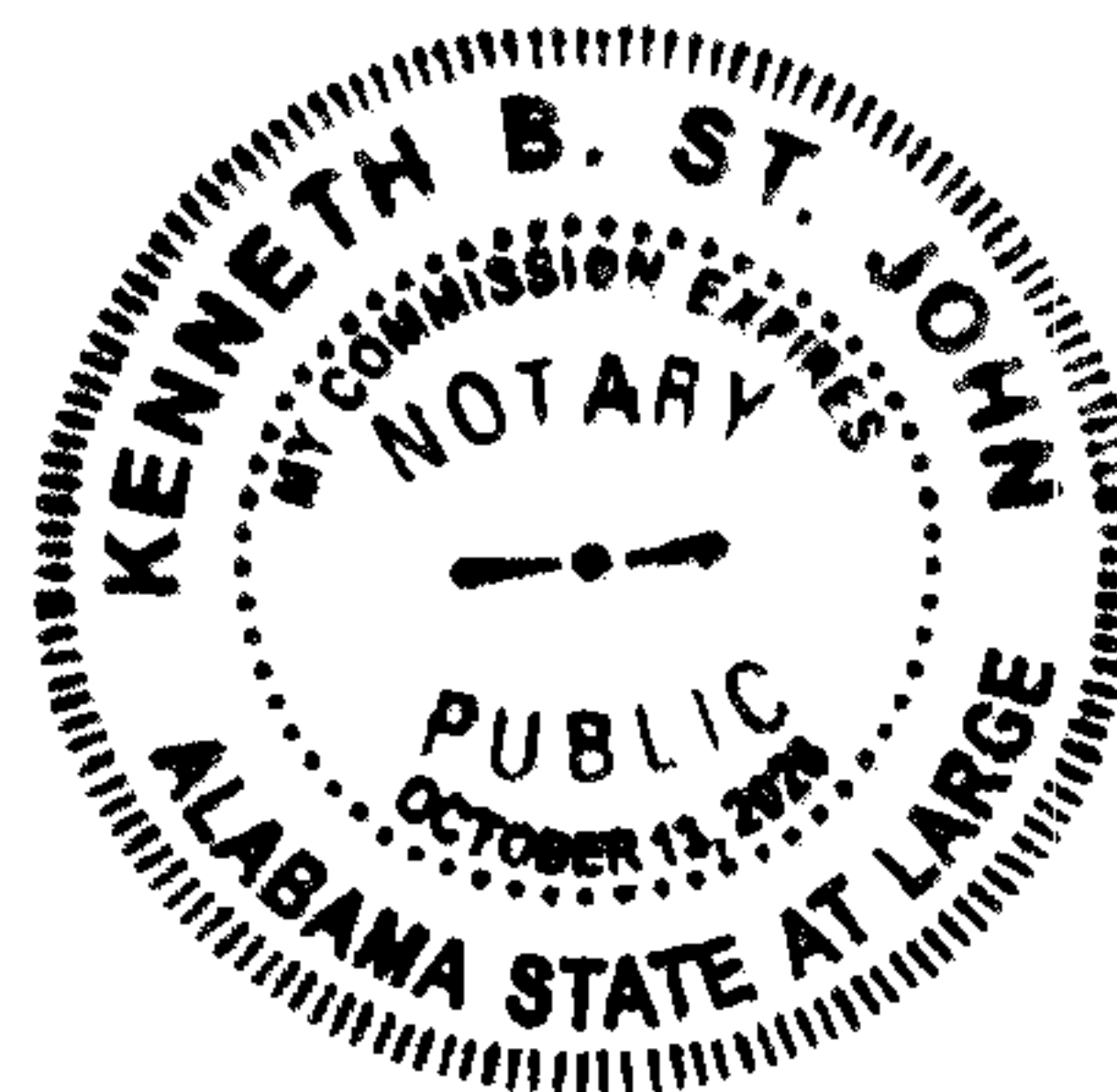
Joyce M. Sturdivant
Joyce M. Sturdivant

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that **Mervin L. Sturdivant and Joyce M. Sturdivant** 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 on the day the same bears date.

Given under my hand and official seal this 23rd day of September, 2024.

[Signature]
Notary Public
Print Name: Kenneth B. St. John
My Commission Expires: 10/13/2026



Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name	Mervin L. Sturdivant and	Grantee's Name	Joyce M. Sturdivant
Mailing Address	Joyce M. Sturdivant	Mailing Address	118 Griffin Drive
	118 Griffin Drive		Helena, AL 35080
	Helena, AL 35080		
Property Address	118 Griffin Drive	Date of Sale	9/23/2024
	Helena, AL 35080	Total Purchase Price	\$
		or	
		Actual Value	\$
		or	
		Assessor's Market Value	\$ 249,830.00

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	☐ Appraisal
☐ Sales Contract	☒ Other Assessor's value under Parcel ID #
☐ Closing Statement	13 8 28 4 001 027.040

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 9/23/2024 Print Hyland Wehunt

☐ Unattested ☐ (verified by) [Signature] Sign [Signature]

(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
09/27/2024 01:34:47 PM
\$279.00 PAYGE
20240927000302510



Allen S. Bayl