

20240930000304240 1/2 \$79.50
Shelby Cnty Judge of Probate, AL
09/30/2024 11:16:17 AM FILED/CERT

Shelby County, AL 09/30/2024
State of Alabama
Deed Tax:\$54.50

This instrument was prepared by: Clayton T. Sweeney, Attorney 2700 Highway 280 East, Suite 160 Birmingham, AL 35223	Send Tax Notice To: Heather Posey 139 Hidden Trace Court Montevallo, AL 35115
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STATE OF ALABAMA)
COUNTY OF SHELBY) **GENERAL WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Two Hundred Forty Five Thousand and No/100 Dollars, (\$245,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Rana Hunter Sweat Posey and husband, Trenton Heath Posey** (hereinafter referred to as GRANTORS), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **Heather Posey** (hereinafter referred to as GRANTEE), heirs and assigns, the following described Real Estate, lying and being in the County of **Shelby** State of Alabama, to-wit:

Lot 100, according to the Map and Survey of The Lakes at Hidden Forest Phase I, as recorded in Map Book 36-Page 115 A & B, in the Probate Office of Shelby County Alabama.

Subject To:

Ad valorem taxes for 2024 and subsequent years not yet due and payable until October 1, 2024.

Existing covenants and restrictions, easements, building lines and limitations of record.

\$190,500.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

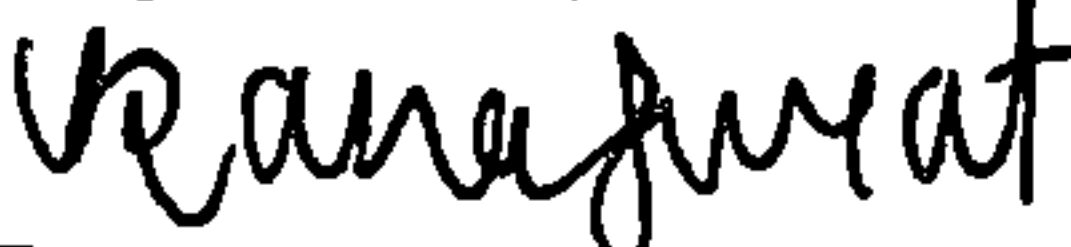
Rana Hunter Sweat Posey, is one and the same person as grantee, Rana Hunter Sweat in Instrument 20170719000257840.

Subject property being conveyed herein is one and the same property conveyed to Rana Hunter Sweat and Trenton Heath Posey in Instrument 20170719000257840.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, heirs and assigns forever.

AND SAID GRANTORS, for said GRANTORS', GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTORS' are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; that GRANTORS have a good right to sell and convey said Real Estate; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the 23rd day of September, 2024.



Rana Hunter Sweat Posey

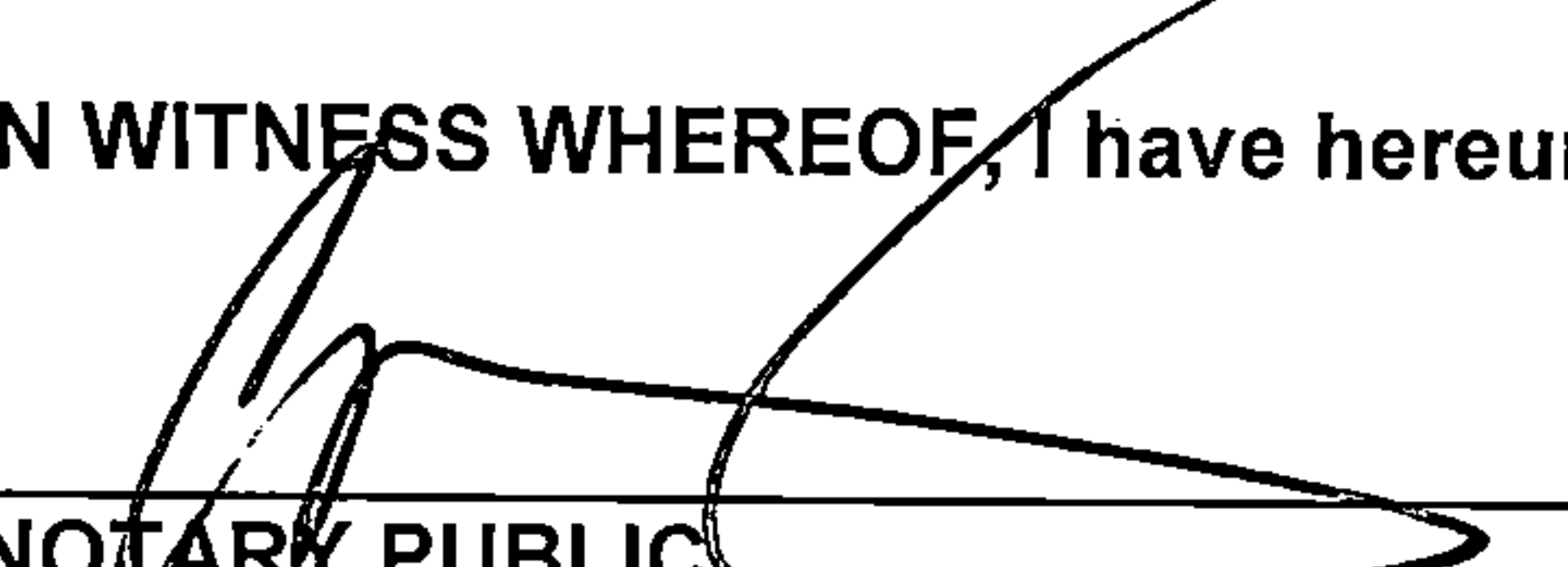


Trenton Heath Posey

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Rana Hunter Sweat Posey and husband Trenton Heath Posey, 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 Instrument, they executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 23rd day of September, 2024.



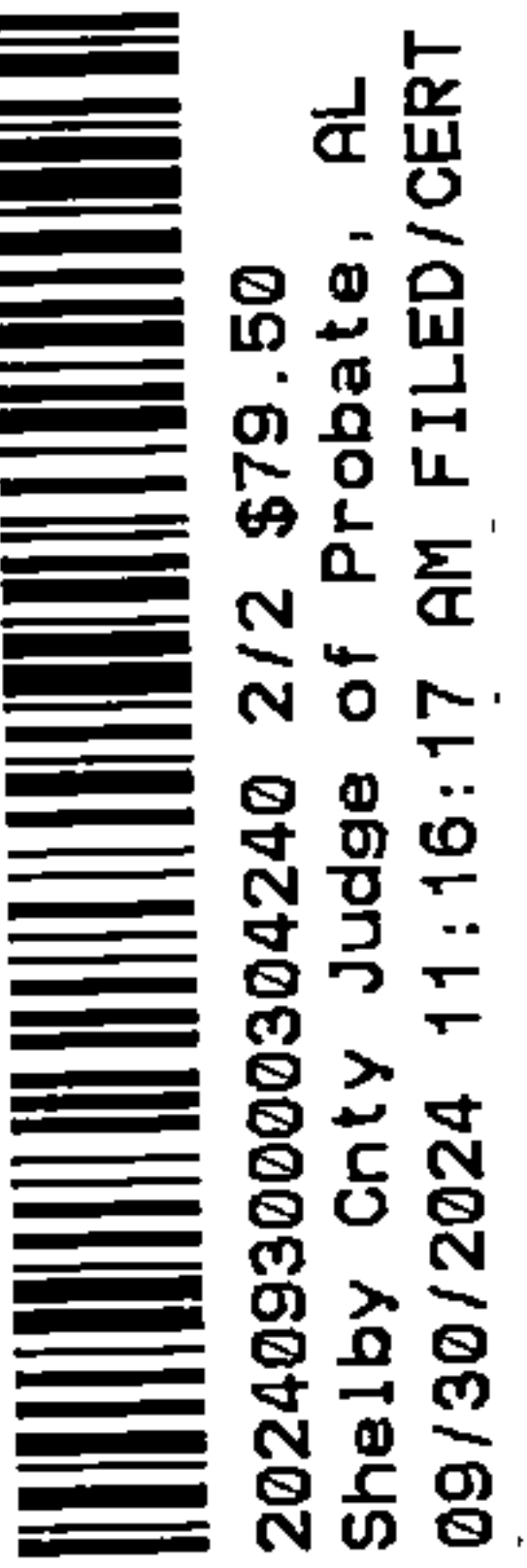
NOTARY PUBLIC
My Commission Expires: 06-02-2027



(must affix 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 Rana Hunter Sweat Posey and
Trenton Heath Posey

Grantee's Name Heather Posey

Mailing Address 483 Chelsea Way
Chelsea, AL 35043

Mailing Address 139 Hidden Trace Court
Montevallo, AL 35115

Property Address 139 Hidden Trace Court
Montevallo, AL 35115

Date of Sale September 23, 2024

Total Purchase Price \$ 245,000.00

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

☐ Sales Contract

☒ Closing Statement

☐

Appraisal/ Assessor's Appraised Value

☐

Other

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 9/23/24

Print Rana Hunter Sweat Posey and Trenton Heath Posey

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one