

Poor Quality

20241001000306820
10/01/2024 02:44:08 PM
DEEDS 1/4

Instrument Prepared By:
Brandon Prince
1330 21st Way South, Suite 100
Birmingham, AL 35205

Property Address:
359 Rock Terrace Drive
Helena, AL 35080

Grantee's Address:
359 Rock Terrace Drive
Helena, AL 35080

WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable consideration in hand paid to Donald Given and Blenda Given, husband and wife (hereinafter referred to as "Grantor(s)"), the receipt and sufficiency of which is hereby acknowledged, by the Kershun Thomas and Santanna Thomas, husband and wife (hereinafter referred to as "Grantee(s)"), does hereby GRANT, BARGAIN, SELL and CONVEY unto Grantee(s), in fee simple absolute together with every contingent remainder and right of reversion, and subject to all the provisions contained in this warranty deed, the following described real property situated in Shelby County, Alabama, to-wit:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

LESS AND EXCEPT such oil, gas, and other mineral interests, and all rights and privileges in connection therewith, as may have been reserved or conveyed by prior owners, if any.

THIS CONVEYANCE AND THE WARRANTIES CONTAINED IN THIS WARRANTY DEED ARE MADE SUBJECT TO THE FOLLOWING:

Any and all covenants, restrictions, regulations, conditions, easements, rights-of-way, liens, set back lines, and other rights of whatever nature, recorded and/or unrecorded.

[Except] that certain mortgage (or Deed of Trust) recorded in Book ___ at Page ___ and/or Reception/Instrument Number 20220401000134270 in the records of the Office of the Clerk and Recorder of the County of Shelby, State of Alabama, and which evidences the indebtedness which Grantees herein, as part of the purchase price and consideration for this deed, assume and agree to pay, And for the same consideration Grantees hereby assume obligations of the Veteran-maker(s), under the terms of the instrument creating the loan to indemnify the Department of Veterans Affairs to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned. This liability to Department of Veterans Affairs is under the authority of Chapter 37, Title 38, of the United States Code, and supersedes any state or local law barring or limiting deficiencies following foreclosure of real property.

TOGETHER WITH ALL AND SINGULAR the rights, members, privileges, tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining.

TO HAVE AND TO HOLD unto said Grantee(s), and the heirs and assigns of said Grantee(s), in fee simple, forever.

AND except as to the above, and taxes hereafter falling due, which are assumed by said Grantee(s), for the Grantor(s), and for the heirs and assigns of the Grantor(s), hereby covenants and warrants to and with said Grantee(s), Grantee's heirs and assigns, that the Grantor(s) is seized of an indefeasible estate in fee simple in and to said real property, and has a good and lawful right to sell and convey the same, and that the Grantor(s) is in quiet and peaceable possession of said real property, and that said real property is free and clear of all liens and encumbrances, unless otherwise noted herein and/or incorporated herein by reference, and Grantor(s) does hereby WARRANT and will forever DEFEND the title to said real property, unto said Grantee(s), and Grantee's heirs and assigns, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor(s) has set the hand and seal of the Grantor(s) on this, the 30 of September, 2024.



Donald Given

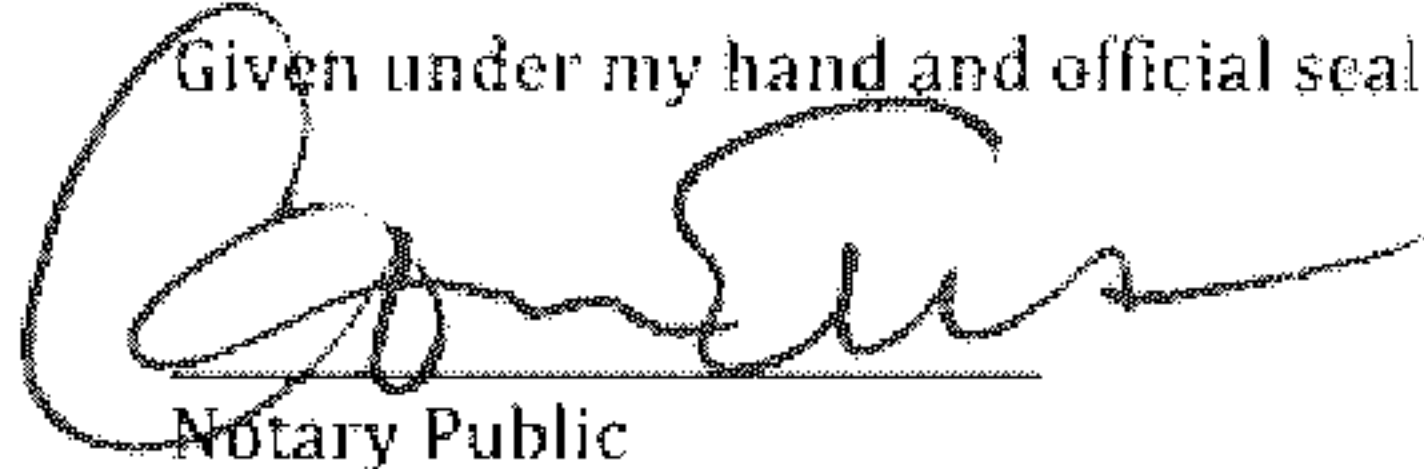


Blenda Given

STATE OF ALABAMA
COUNTY OF JEFFERSON

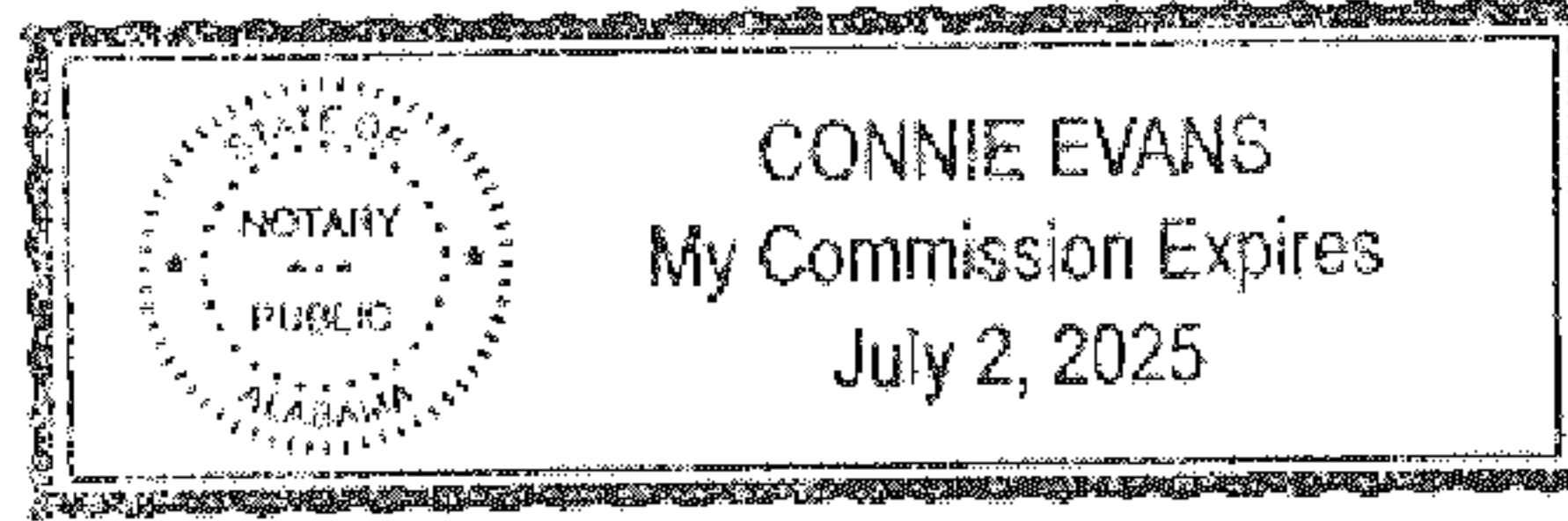
I, the undersigned Notary Public in and for said County and State, hereby certify that Donald Given and Blenda Given whose name(s) is/are signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, (s)he executed the same voluntarily on the day the same bears date.

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



Notary Public

My Commission Expires:



Poor Quality

EXHIBIT "A"

Property Address: 359 Rock Terrace Drive
Helena, AL 35080

Lot 32, Creekview Sector 2, according to the map or plat thereof, recorded in Plat Book 54, Pages 68A and 68B, in the Probate Office of Shelby County, Alabama.

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>Donald Given and Blenda Given</u>	Grantee's Name	<u>Kershun Thomas and Santanna Thomas</u>
Mailing Address	<u>73 Lakeside Drive</u> <u>Jasper AL 35504</u>	Mailing Address	<u>359 Rock Terrace Drive</u> <u>Helena, AL 35080</u>
Property Address	<u>359 Rock Terrace Drive</u> <u>Helena, AL 35080</u>	Date of Sale	<u>September 20, 2024</u>
		Total Purchase Price	<u>\$540,000.00</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</u>

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other _____
<input type="checkbox"/> 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 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 9/12/2024

Print Donald Given Blenda Given

☐ Unattested

Sign Donald Given Blenda Given

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/01/2024 02:44:08 PM
\$571.00 PAYGE
20241001000306820

Allen S. Bayl

Form RT-1