

JEFFERSON COUNTY COLLECTED 1/2 TAX

20241009000317870

10/09/2024 02:18:08 PM

DEEDS 1/4

Property Address:

122 Spring Water Trace
Bessemer, AL 35022

Grantee's Address:

*122 Spring Water Trace
Bessemer AL 35022*

WARRANTY DEED

State of Alabama

County of Jefferson

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of ONE MILLION TWO HUNDRED THOUSAND AND 00/100 (\$1,200,000.00), and other good and valuable consideration in hand paid to Katie Myrick, unmarried woman, (hereinafter referred to as "Grantor(s)"), the receipt and sufficiency of which is hereby acknowledged, by the Dustin Wallace and Katherine Wallace, husband and wife, as joint tenants with right of survivorship (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 Jefferson County, Alabama, to-wit:

Lot 1, according to the Survey of Spring Water Estates, as recorded in Map Book 49, Page 83, in the Probate Office of Shelby County, Alabama, and in Map Book 49, Page 74, in the Probate Office of Jefferson County, Alabama.

This property is 50% in Shelby County and 50% in Jefferson County.

Prior Deed Reference: Shelby County, Alabama Instrument # 20201209000562050 and Jefferson County, Alabama Instrument # 2020140582

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.

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

20241009000317870 10/09/2024 02:18:08 PM DEEDS 2/4

\$1,000,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herein.

For ad valorem tax purposes only, the address for the above-described property is 122 Spring Water Trace Bessemer, AL 35022.

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 7 of October, 2024.

20241009000317870 10/09/2024 02:18:08 PM DEEDS 3/4

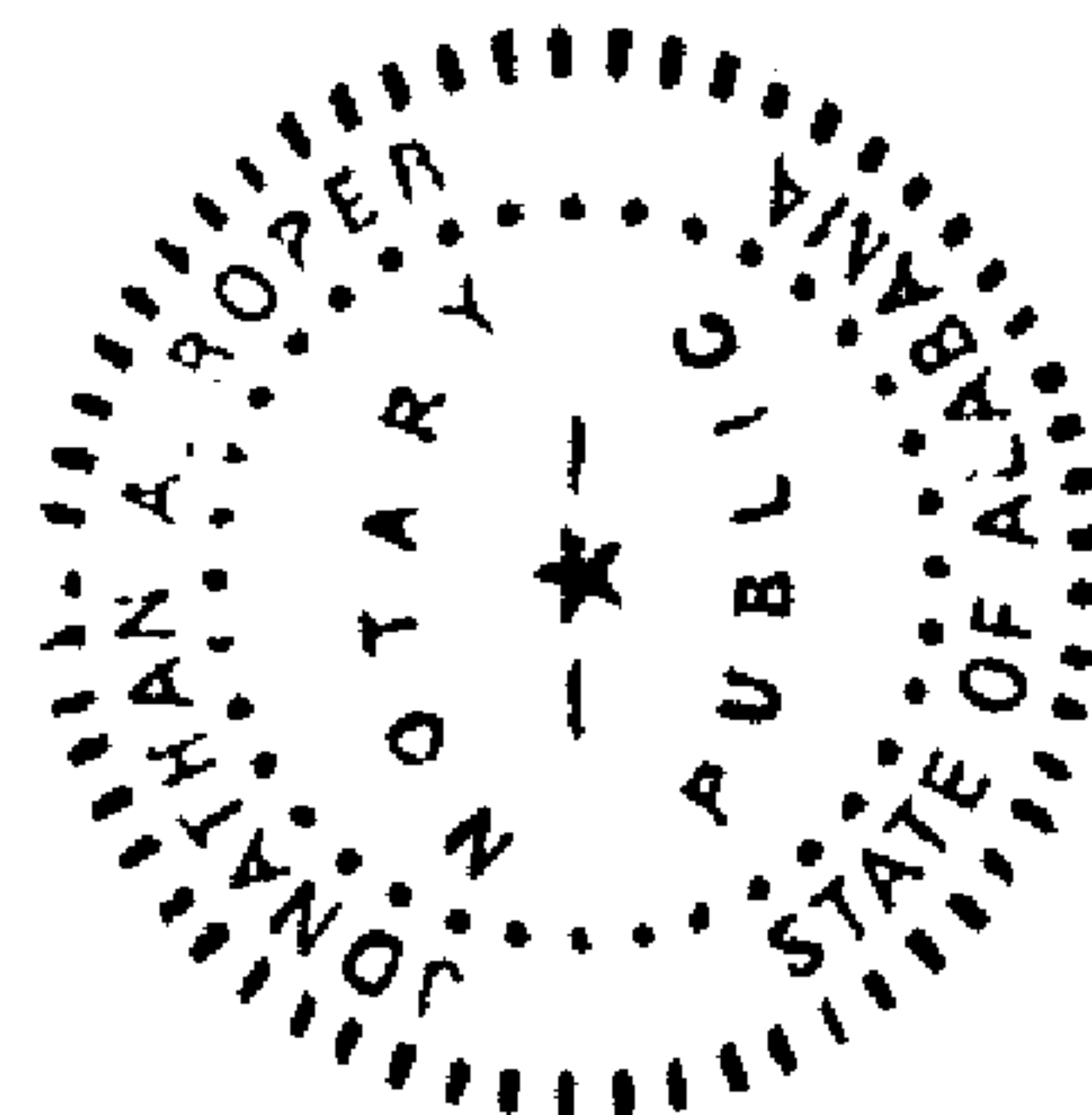

Katie Myrick

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Katie Myrick 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 7th day of October, 2024.


Notary Public
My Commission Expires: 3-19-25



DOCUMENT PREPARED BY:
Jonathan Roper, esq.
135 Gemini Circle, Ste 212
Birmingham, AL 35209

AFTER RECORDING RETURN TO:
Roper and Wilson, LLC
135 Gemini Circle, Ste 212
Birmingham, AL 35209

20241009000317870 10/09/2024 02:18:08 PM DEEDS 4/4

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Katie Myrick
 Mailing Address 122 Spring Water Trace
Bessemer, AL 35022

Grantee's Name Dustin Wallace
 Mailing Address 122 Spring Water Trace
Bessemer, AL 35022

Property Address 122 Spring Water Trace
Bessemer, AL 35022

Date of Sale October 7, 2024

Total Purchase Price \$1,200,000.00

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
☐ 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 10-7-24 Print Jonathan Roper

☐ Unattested

(verified by)

Sign [Signature]
 (Grantor/Grantee/ Owner/ Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 10/09/2024 02:18:08 PM
 \$131.00 DANIEL
 20241009000317870

Form RT-1

Allen S. Bayl