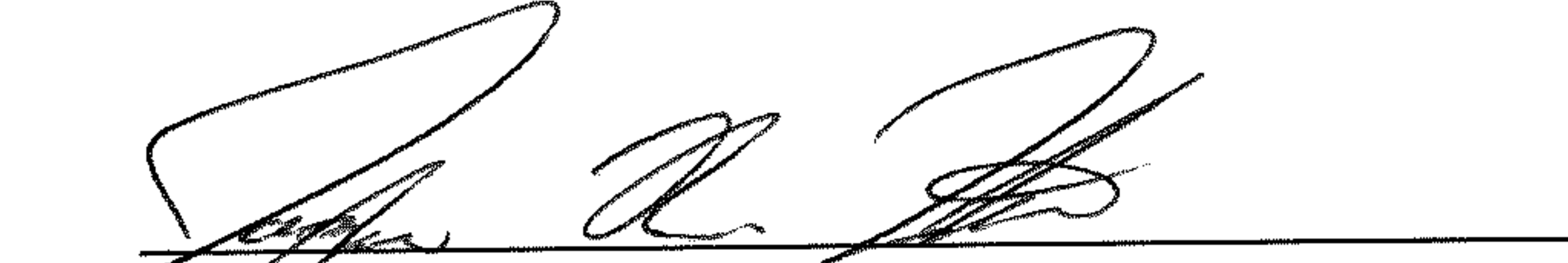


IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 17th day of OCTOBER, 2024.



Joseph R. Fortner



Cassidy Paige Fortner

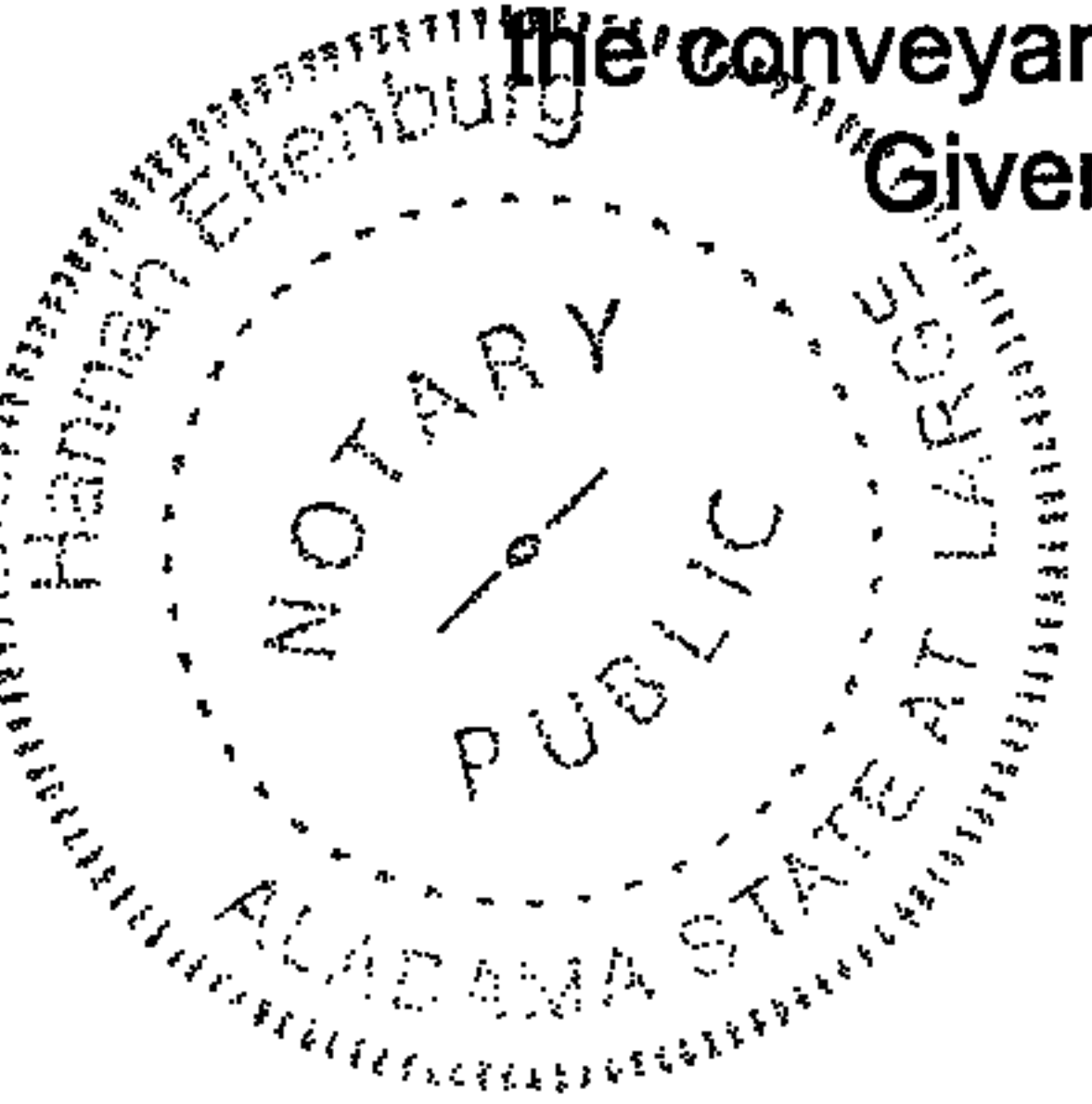
STATE OF ALABAMA)

GENERAL ACKNOWLEDGEMENT

Jefferson COUNTY)

I, Hannah Ellenburg, a Notary Public in and for said County, in said State, hereby certify that **Joseph R. Fortner**, whose name is signed to the forgoing conveyance and who is known to me, acknowledged before me on this date, 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 17th day of October, 2024



NOTARY PUBLIC

My Commission Expires: 3/13/28

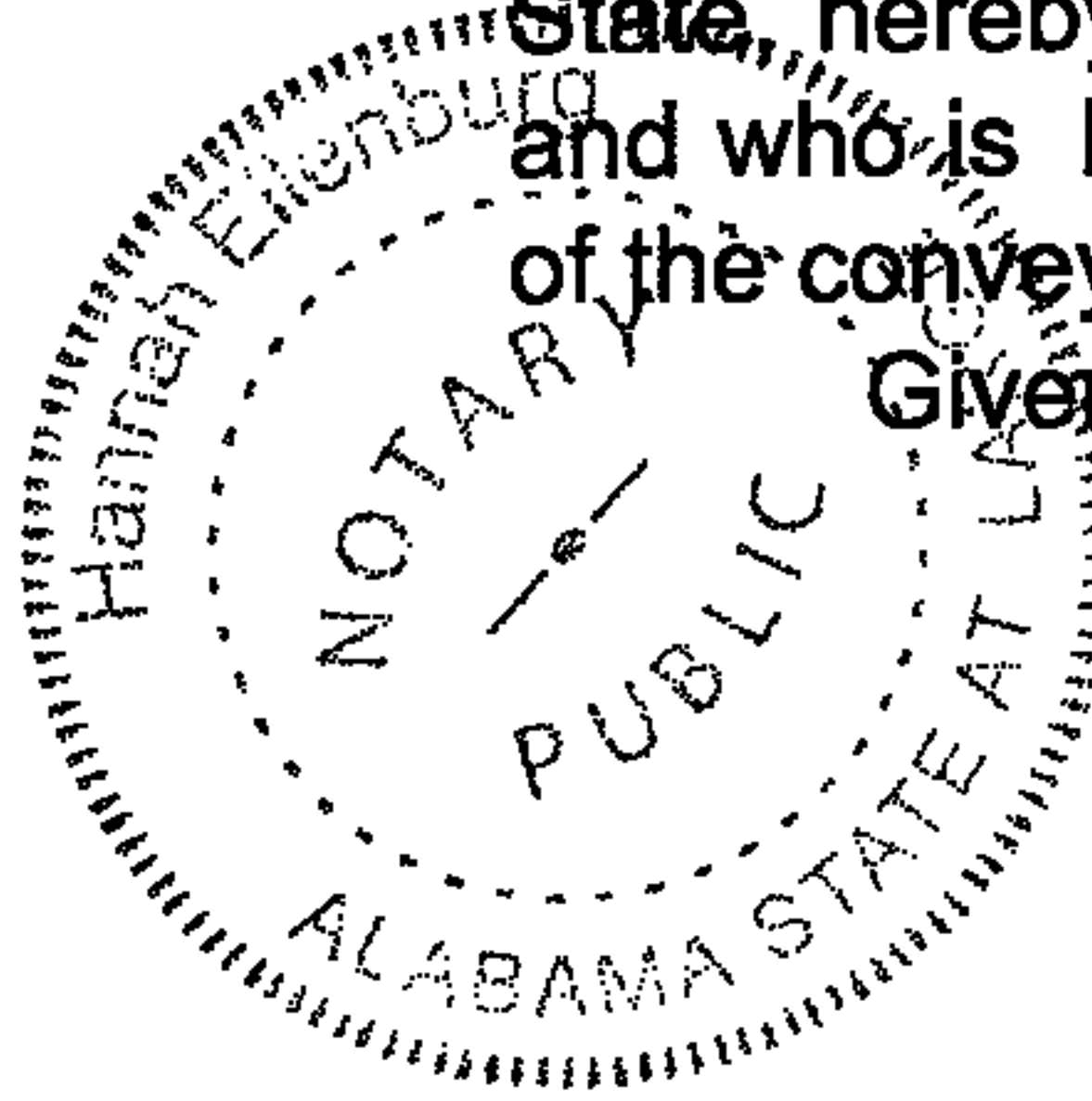
STATE OF ALABAMA)

GENERAL ACKNOWLEDGEMENT

Jefferson COUNTY)

I, Hannah Ellenburg, a Notary Public in and for said County, in said State, hereby certify that **Cassidy Paige Fortner**, whose name is signed to the forgoing conveyance and who is known to me, acknowledged before me on this date, 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 16th day of October, 2024



NOTARY PUBLIC

My Commission Expires: 3/13/28

THIS INSTRUMENT PREPARED BY
FREEMAN FITE
THE FITE LAW FIRM, LLC
Post Office Box 368
Anniston, Alabama 36202
Phone: 256-231-9330

Real Estate Sales Validation Form

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

Grantor's Name:	Cassidy Paige Fortner and Joseph R Fortner	Grantee's Name:	Cory Mathews
Mailing Address:	2851 Bluff Ridge Rd. Bessemer, AL 35022	Mailing Address:	3021 Spruce Dr. Helena, AL 35080

Property Address:	3021 Spruce Drive & 5972 Hwy 17 Helena, AL 35080	Date of Sale:	10/11/24
		Total Purchase Price	340,000.00
		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)

<input type="checkbox"/>	Bill of Sale	<input type="checkbox"/>	Appraisal
<input checked="" type="checkbox"/>	Sales Contract	<input type="checkbox"/>	Other
<input checked="" type="checkbox"/>	Closing Statement	<input type="checkbox"/>	

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.

Dale 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 the 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).

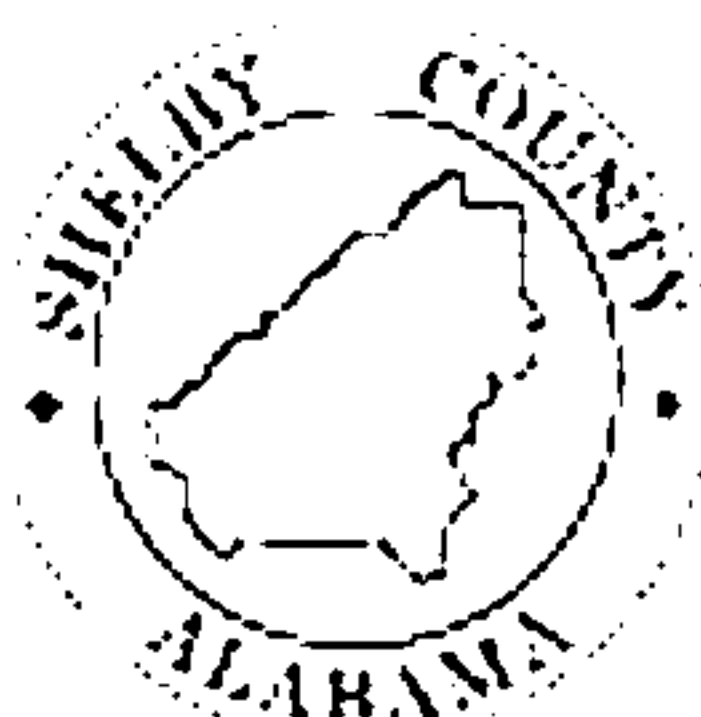
Date: 10/17/24

Print: Hannah Ellenburg

Unattested: _____
(verified by)

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
10/18/2024 01:21:10 PM
\$55.50 BRITTANI
20241018000327900

Allie S. Boyd