		Send Tax Notice to:	
	GENERAL V	VARRANTY DEED	
STATE OF ALABAMA)	KNOW ALL MEN BY THESE PRESENTS:	
SHELBY COUNTY)		

That in consideration of TEN Dollars (\$10.00) and other consideration to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, we, **Joseph R. Fortner**, a married man, and his wife, Cassidy Paige Fortner (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Cory Mathews, an unmarried man (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Parcel One: Land in Shelby County, Alabama, being Lot No. 24, Royal Pines, of record in Map Book 11, Page 51, Probate Office for Shelby County, Alabama, to which reference is hereby made for a more complete and accurate legal description of said property.

Parcel Two: Land in Shelby County, Alabama, being more particularly described, as follows: Commence at the Northeast corner of Lot 27 of Royal Pines, as recorded in Map Book 11, Page 51, Shelby County, Alabama; thence run North 88 degrees 24 minutes 24 seconds West along the North line of said Lots 27, Lot 26 and Lot 25 for a distance of 246.00 feet to the POINT OF BEGINNING of property herein described; thence continue North 88 degrees 24 minutes 24 seconds along said North line of Lots 25 and 24 of Royal Pines for a distance of 164.89 feet; thence run North 44 degrees 16 minutes 33 seconds West for a distance of 35.77 feet; thence run North 00 degrees 27 minutes 18 seconds East for a distance of 189.29 feet; thence run South 88 degrees 34 minutes 30 seconds East for a distance of 188.66 feet; thence run South 00 degrees 25 minutes 02 seconds West for a distance of 214.93 feet to the POINT OF BEGINNING.

Being the same property conveyed to Cassidy Paige Fortner and Joseph R Fortner, by Joint Survivorship Warranty Deed from Justin Braddy, an unmarried man, dated January 20, 2022, of record in Instrument No. 20220121000030880, in the Probate Office for Shelby County, Alabama.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators, covenant with the said grantee, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

Property Address: 3021 Spruce Drive, Helena, AL 35080

IN WITNESS WHEREOF OCTOOLY, 2024. Joseph R. Fortner	we have hereun	to set our hands and seals, this 17th day of
Cassidy Paige Fortner	2000 Comments	
STATE OF ALABAMA)	GENERAL ACKNOWLEDGEMENT
1cftc/som county)	
who is known to me, acknow	eph R. Fortner, wheledged before me the same voluntar and official seal the	, a Notary Public in and for said County, in said hose name is signed to the forgoing conveyance and on this date, that, being informed of the contents of ily on the day the same bears date. is
STATE OF ALABAMA (ICFC/COM COUNTY))	GENERAL ACKNOWLEDGEMENT
ູ້ເງິດວິໄ <mark>ຊົດd who is known t</mark> o me, ack	nowledged before the same volument and official seal the	OTARY PUBLIC

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 G Joseph R Fortner	rantee's Name:	Cory Mathews
Mailing Address:	2851 BIUFFRIAGERO: M	lailing Address:	3021SDYUCE DY.
	Bessemer, AL 35022		Helengas

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

Bill of Sale	Appraisal
Sales Contract	Other
✓ 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.

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 <u>Code of Alabama 1975</u> § 40-22-1 (h).

Date: 10/17/24	Print: Hannon Ellanoum	
Unattested:	Sign:	
(verified by)	(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

alli 5. Beyl

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