

WARRANTY DEED

This instrument was prepared by:  
B. Christopher Battles  
3150 Highway 52 West  
Pelham, AL 35124

Send tax notice to:  
Benjamin Ryan Taylor & Lea Renee Taylor  
4157 Old Cahaba Pkwy  
Helena, AL 35080

STATE OF ALABAMA  
COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **Ten Dollars and no/100 Dollars (\$10.00)**, to the undersigned Grantors, in hand paid by the Grantee herein, the receipt where is acknowledged, we, **Benjamin Ryan Taylor and Lea Renee Taylor, husband and wife** (herein referred to as Grantors) grant, bargain, sell and convey unto **Benjamin Taylor and Lea Taylor, as Trustees of the Benjamin and Lea Taylor Trust dated June 26, 2023** (herein referred to as Grantee), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

**Lot 1812, according to the Survey of Old Cahaba V, First Addition, as recorded in Map Book 35, Page 120, in the Office of the Judge of Probate of Shelby County, Alabama.**

Subject to mineral and mining rights if not owned by Grantors.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

And we do, for ourselves and for our heirs, executors and administrators, covenant with said Grantee, its successors and assigns, that we are lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise stated 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, its successors and assigns forever, against the lawful claims of all persons.

In Witness Whereof, we have hereunto set our hands and seals this 12th day of December, 2023.

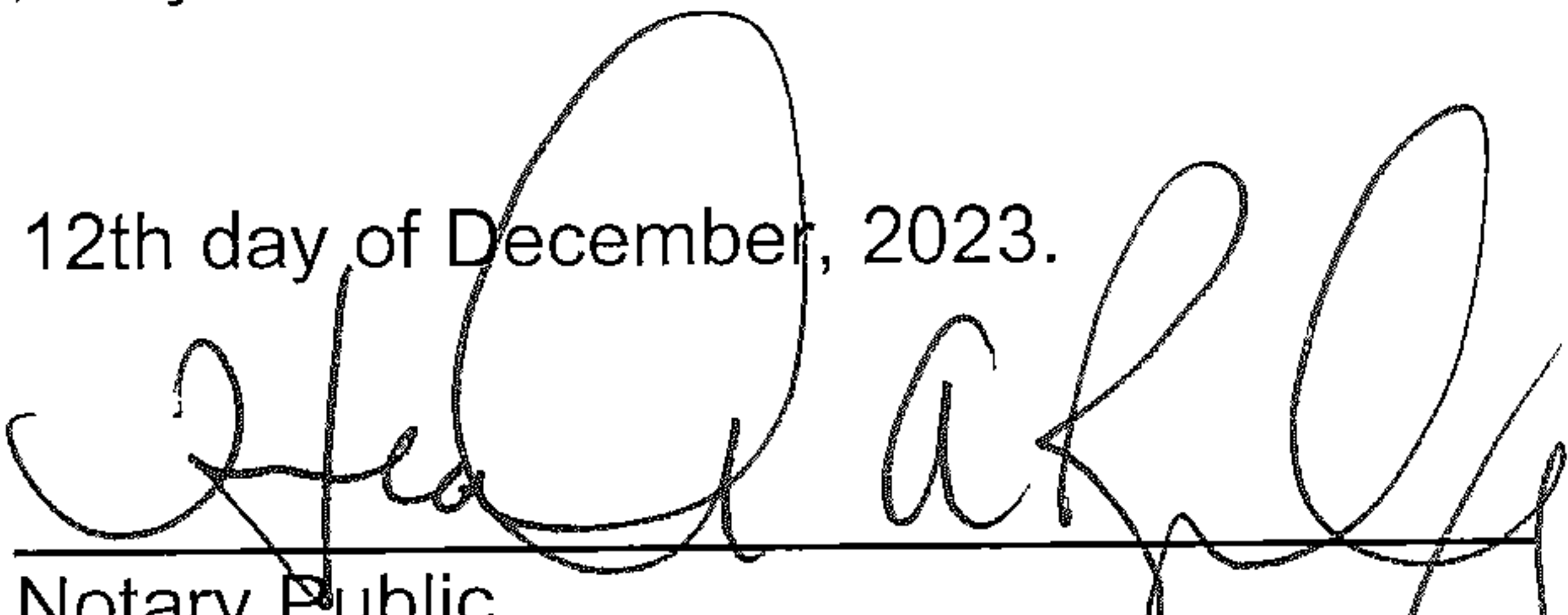
  
BENJAMIN RYAN TAYLOR

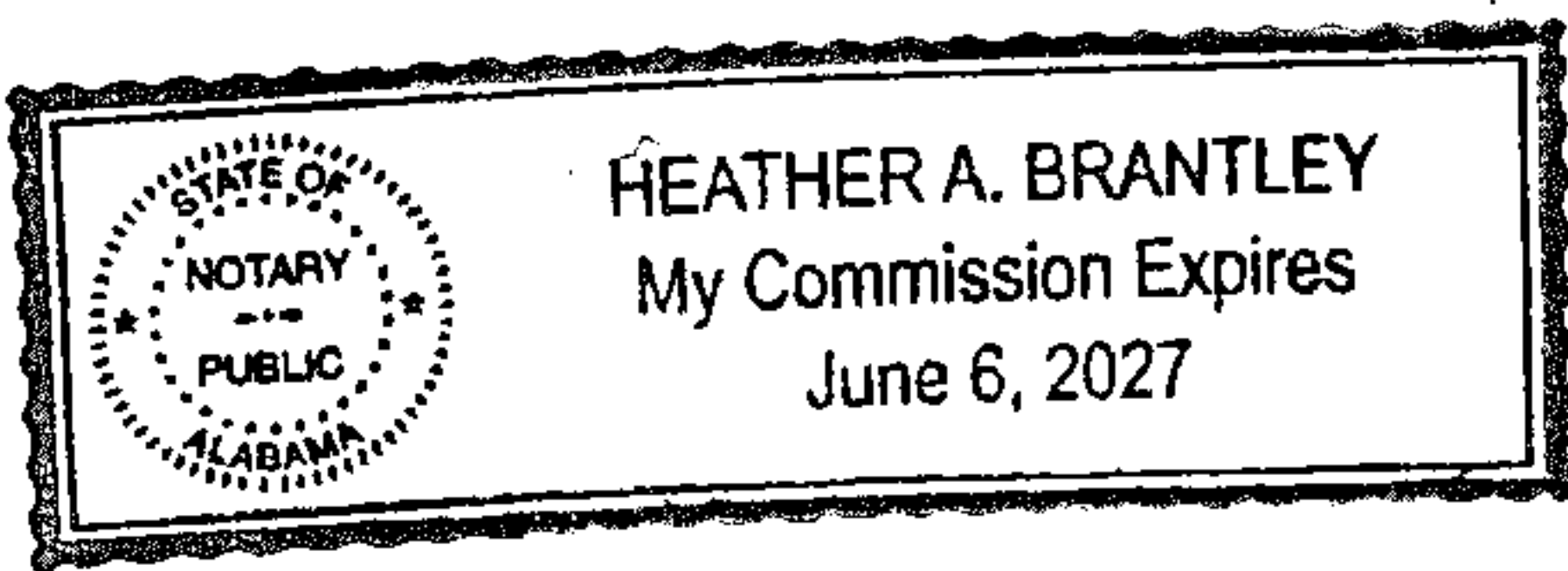
  
LEA RENEE TAYLOR

STATE OF ALABAMA  
COUNTY OF SHELBY

I, Heather A. Brantley, a Notary Public in and for said County, in said State, hereby certify that **Benjamin Ryan Taylor and Lea Renee Taylor**, 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 this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12th day of December, 2023.

  
Notary Public  
My Commission Expires: 06/07/2023



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>Benjamin Ryan Taylor</u> <u>Lea Renee Taylor</u>	Grantee's Name	<u>The Benjamin and Lea Taylor</u> <u>Trust dated 6/26/23</u>
Mailing Address	<u>4157 Old Cahaba Pkwy</u> <u>Helena, AL 35080</u>	Mailing Address	<u>4157 Old Cahaba Pkwy</u> <u>Helena, AL 35080</u>
Property Address	<u>4157 Old Cahaba Pkwy</u> <u>Helena, AL 35080</u> _____	Date of Sale	<u>12/12/23</u>
		Total Purchase Price \$	_____
		Or	
		Actual Value \$	_____
		Or	
		Assessor's Market Value \$	<u>373,600.00</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 checked="" type="checkbox"/> Other	<u>Tax Assessed Value Under</u>
<input type="checkbox"/> Closing Statement		<u>Parcel 13-4-20-3-005-037.000</u>

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.

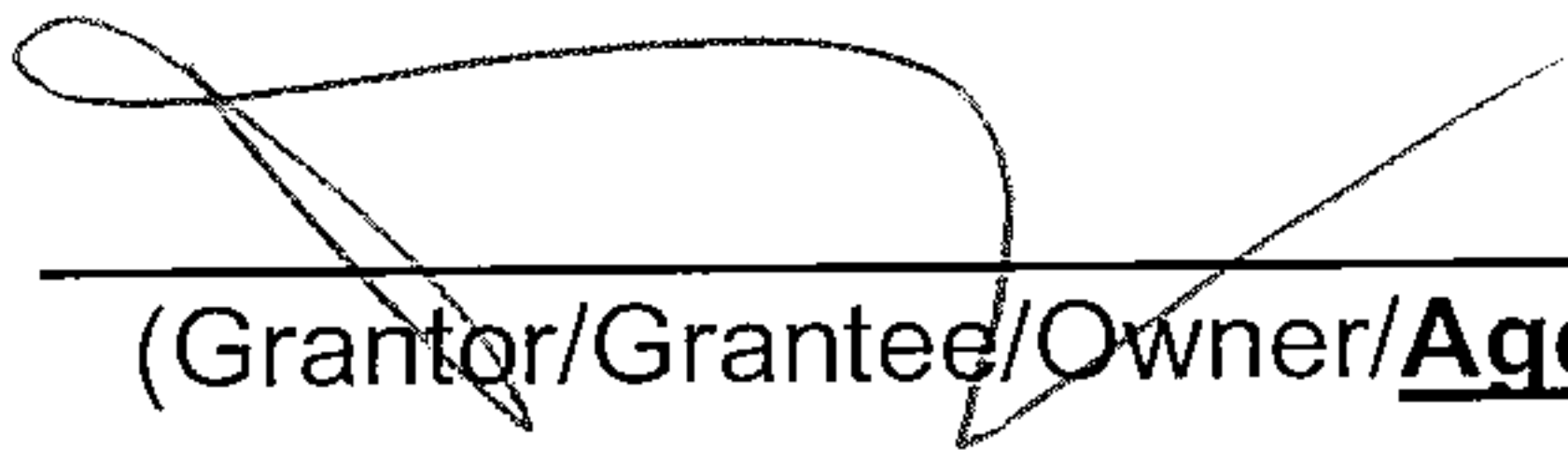
Date of Sale - the date on which interest to the property was conveyed.

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.

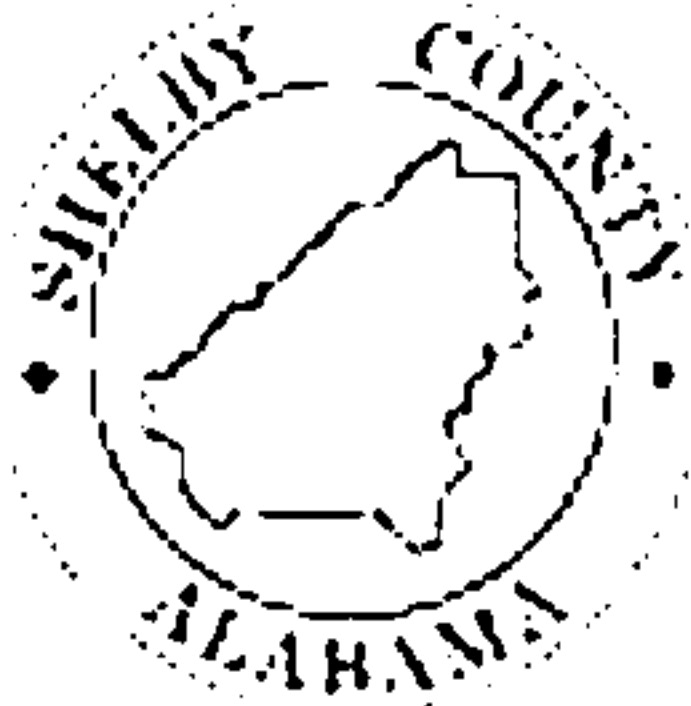
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

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	<u>12/12/23</u>	Print	<u>B. CHRISTOPHER BATTLES</u>
<input type="checkbox"/> Unattested	_____ (verified by)	Sign	<u></u>
			(Grantor/Grantee/Owner/ <b>Agent</b> ) circle one

Form RT-1



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
10/22/2024 02:59:39 PM  
\$400.00 PAYGE  
20241022000331260

Alvin S. Bayl