

SEND TAX NOTICE TO:

Margaret B. DePiano
1929 Crestridge Drive
Hoover, AL 35244

This instrument prepared by:

S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS:

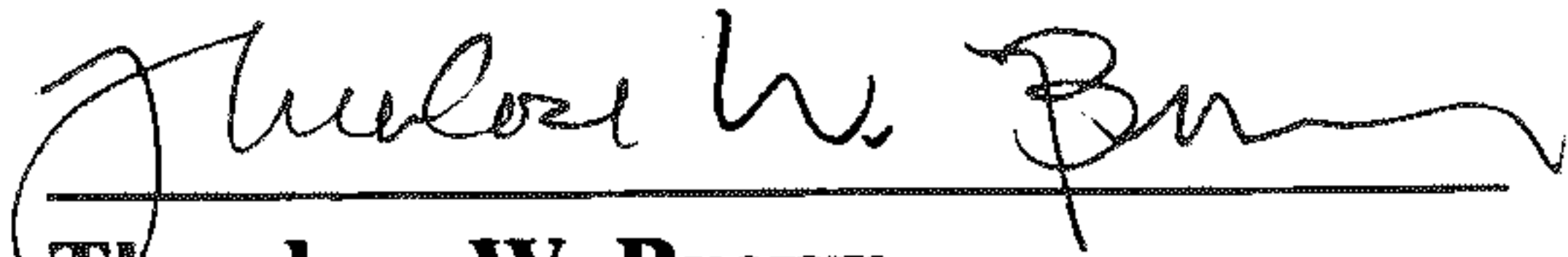
That, in consideration of **TWENTY THREE THOUSAND AND 00/100 DOLLARS (\$23,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Theodore W. Brown and Stephanie S. Brown, husband and wife**, whose address is 2311 Spring Iris Drive, Hoover, AL 35244 (hereinafter "Grantor", whether one or more), by **Margaret B. DePiano**, whose address is 1929 Crestridge Drive, Hoover, AL 35244 (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, **to-wit:**

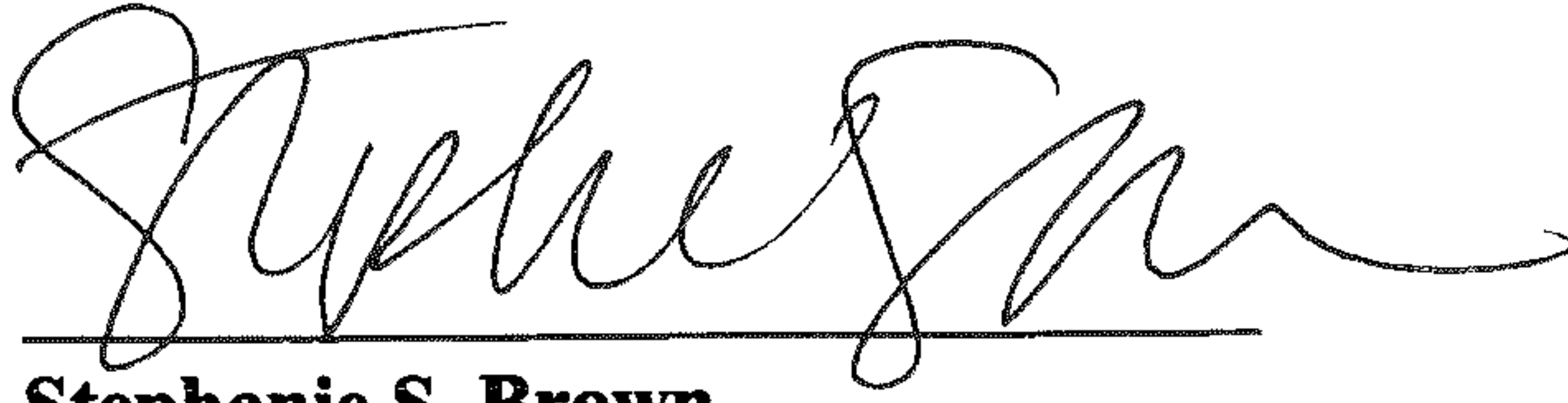
Lot 1202, according to the Survey of Riverchase Country Club, 19th Addition, as recorded in Map Book 9, Page 59, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 1st day of November, 2024.

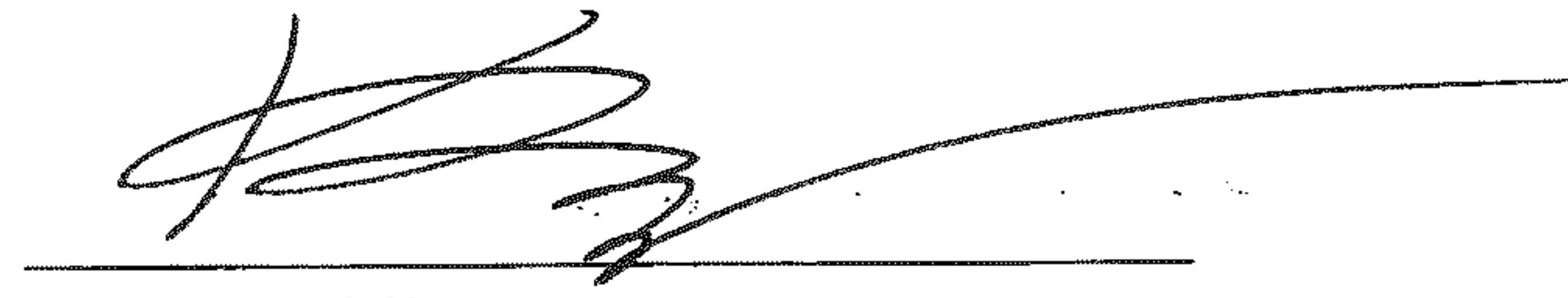

Theodore W. Brown

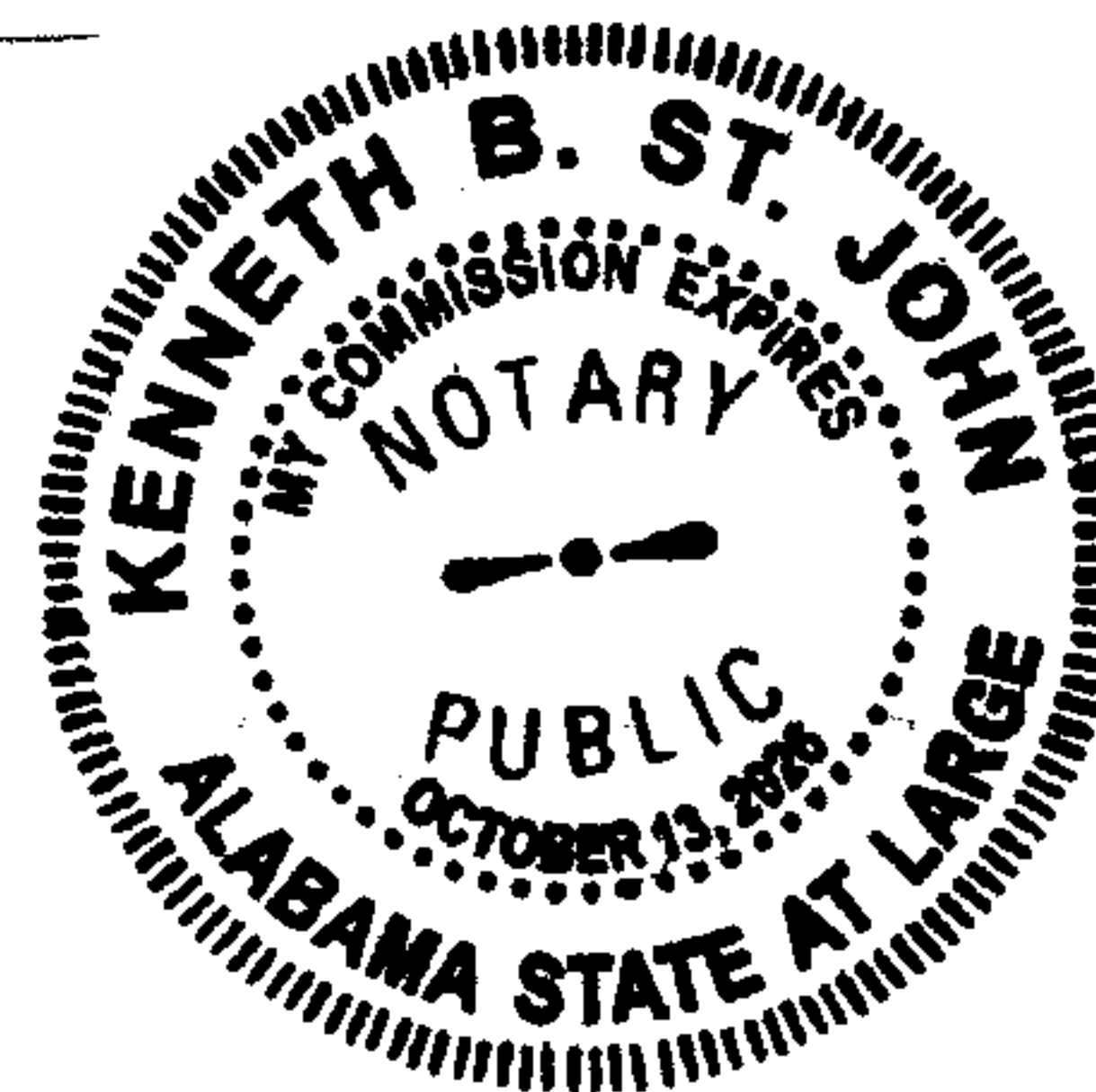

Stephanie S. Brown

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that **Theodore W. Brown and Stephanie S. Brown** 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 the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of November, 2024.


Notary Public
Print Name: Kenneth B. St. John
My Commission Expires: 10/13/2026



Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Theodore W. Brown and Stephanie S. Brown
 Mailing Address 2311 Spring Iris Drive
Hoover, AL 35244

Grantee's Name Margaret B. DePiano
 Mailing Address 1929 Crestridge Drive
Hoover, AL 35244

Property Address Lot 1202
Riverchase Country Club, 19th Addition
Crestridge Drive, Hoover, AL 35244
 Parcel # 11 7 26 0 001 055.020

Date of Sale November 1, 2024
 Total Purchase Price \$ 23,000.00
 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 11/01/2024

Print Hyland Wehunt

Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Filed and Recorded

Form RT-1

Official Public Records

Judge of Probate, Shelby County Alabama, County Clerk

Shelby County, AL

11/04/2024 08:13:01 AM

\$51.00 JOANN

20241104000341980



Allen S. Bayl