

Send Tax Notice to:

GENERAL WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

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, I, **Sherry Smith, an unmarried woman** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Christy M. Garrison, an unmarried woman** (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Land in Shelby County, Alabama, being Lot No. 113, Survey of Saratoga Townhomes, of record in Map Book 37, Page 4, Probate Office for Shelby County, Alabama, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Sherry Smith, by Warranty Deed from Gloria Ann Chambers, fka Gloria Ann Connell, a married individual, dated August 31, 2023, of record in Instrument No. 20230831000264380, 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 I do for myself and for my heirs, executors, and administrators, covenant with the said grantee, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 10th day of November, 2024.

Property Address: 115 Winners Circle, Calera, AL 35040

Sherry Smith
Sherry Smith

STATE OF ALABAMA)

GENERAL ACKNOWLEDGEMENT

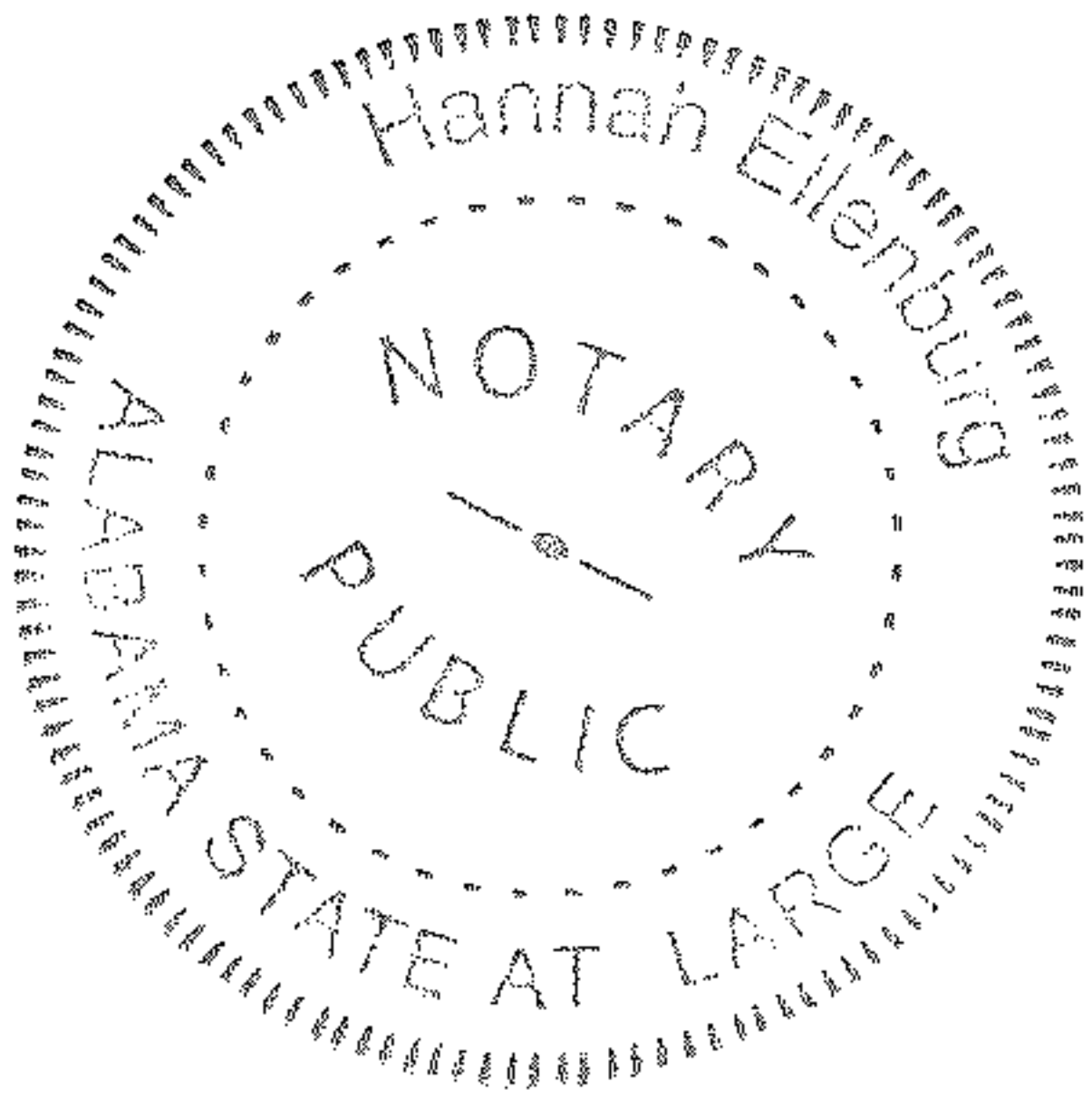
Shelby COUNTY)

I, Hannah Ellenburg, a Notary Public in and for said County, in said State, hereby certify that **Sherry Smith**, 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, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10th day of November 2024.

AS
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:	Sherry Smith	Grantee's Name:	Christy M Garrison
	5860 Main St		
Mailing Address:	Apt: 502	Mailing Address:	115 Winners Cir.
	Millbrook, AL		Calera, AL
	36054		35040

Property Address:	115 Winners Circle	Date of Sale:	11/06/24
	Calera, AL 35040	Total Purchase Price	175,000.00
		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 type="checkbox"/>	Sales Contract	<input type="checkbox"/>	Other
<input 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: 11/6/24

Print: Hannah Ellenburg

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
11/08/2024 01:44:06 PM
\$98.00 DANIEL
20241108000348950

Allen S. Bayl