

This Instrument was Prepared by:
Stuart J. Garner
Stuart J. Garner, LLC
2700 Corporate Drive
Suite 150
Birmingham, AL 35242

Send Tax Notice To: Keegan P Jett
AL

File No.: 2024161

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Three Hundred Eighty Four Thousand Nine Hundred Dollars and No Cents (\$384,900.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **James Gregory Popwell and Lou Ann Popwell, husband and wife, whose mailing address is AL** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Keegan P Jett, unmarried man, whose mailing address is AL** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, the address of which is **7009 Inverness Green Lane, Birmingham, AL 35242**; to wit;

LOT 24, ACCORDING TO THE SURVEY OF INVERNESS GREEN, AS RECORDED IN MAP BOOK 21, PAGE 6, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

Subject To:

1. Those taxes and special assessments, which become due and payable subsequent
2. Any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel in, on and under the Land.
3. Any lien, or right to a lien for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
4. Easements or other uses of the Land not visible from the surface, or easements or claims of easements, not shown by the Public Records.
5. Rights or claims of parties in possession not shown by Public Records.
6. The restrictive covenants contained in instrument filed for record in Inverness Green.
7. Further subject to easements, restrictive covenants, set back lines, limitations, right of ways, as shown by the public records and ad valorem taxes for future years.
8. Mining and Mineral rights if not owned by grantor.
9. Easement for Applecross Subdivision Sign and utility easements as shown on the survey of Paragon Engineering Inc., dated 02-02-1995.
10. Agreement recorded in Instrument 1995-7563 and Instrument 1995-14190

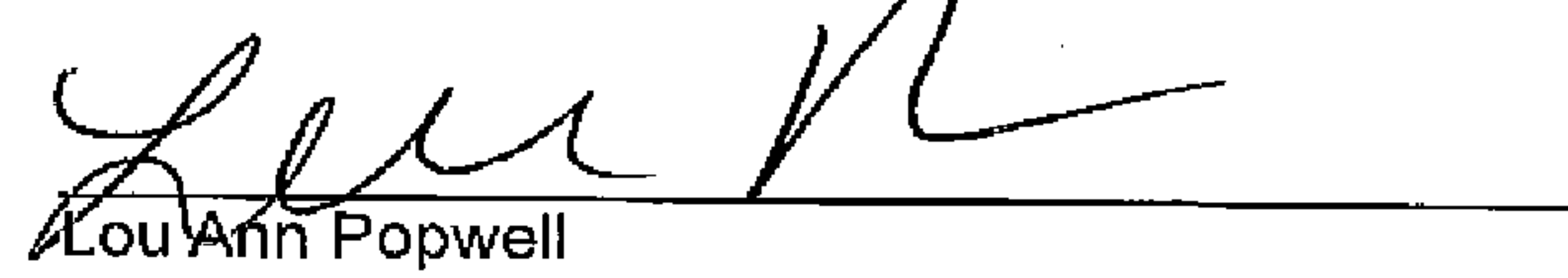
\$400,000.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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

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

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the .


James Gregory Popwell

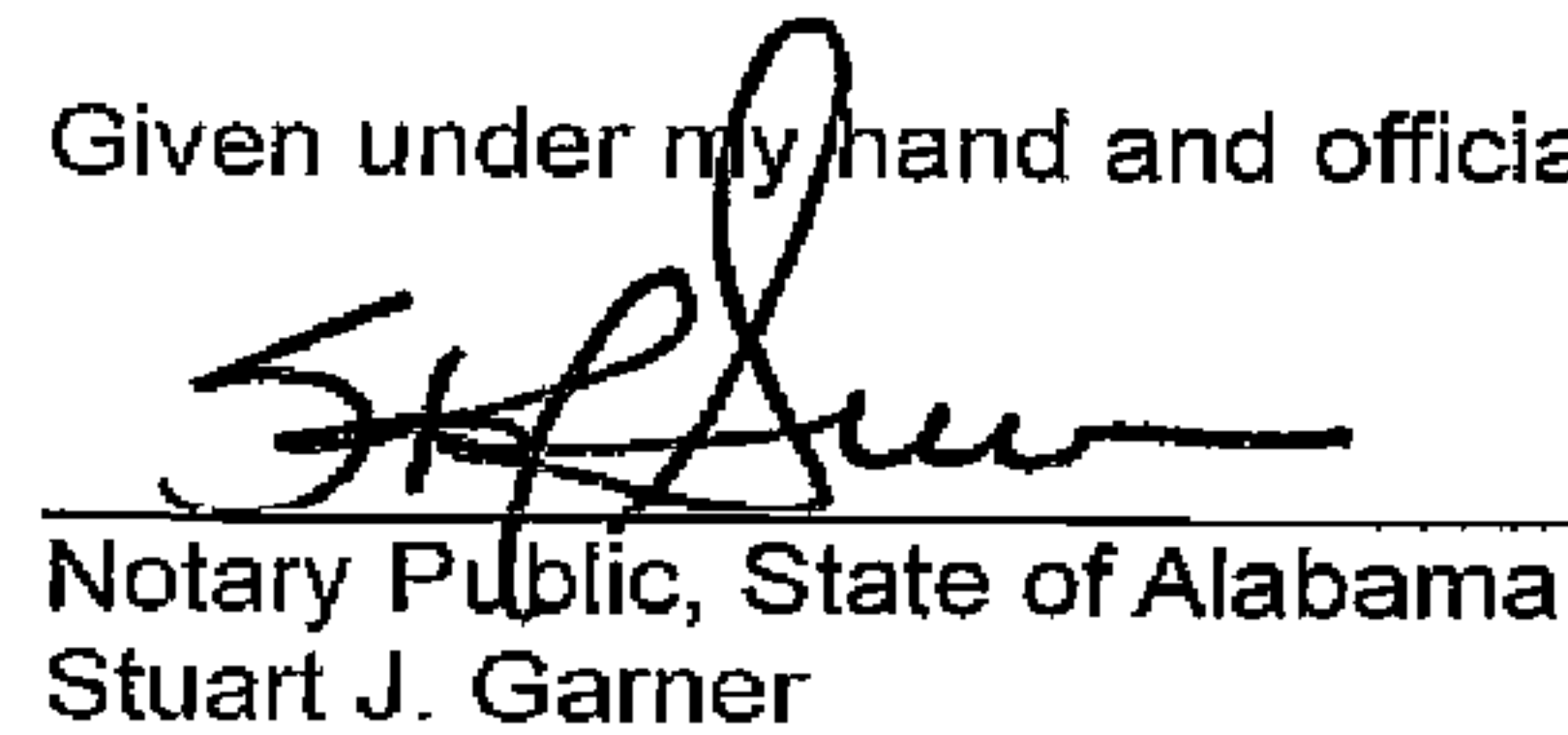

Lou Ann Popwell

State of Alabama

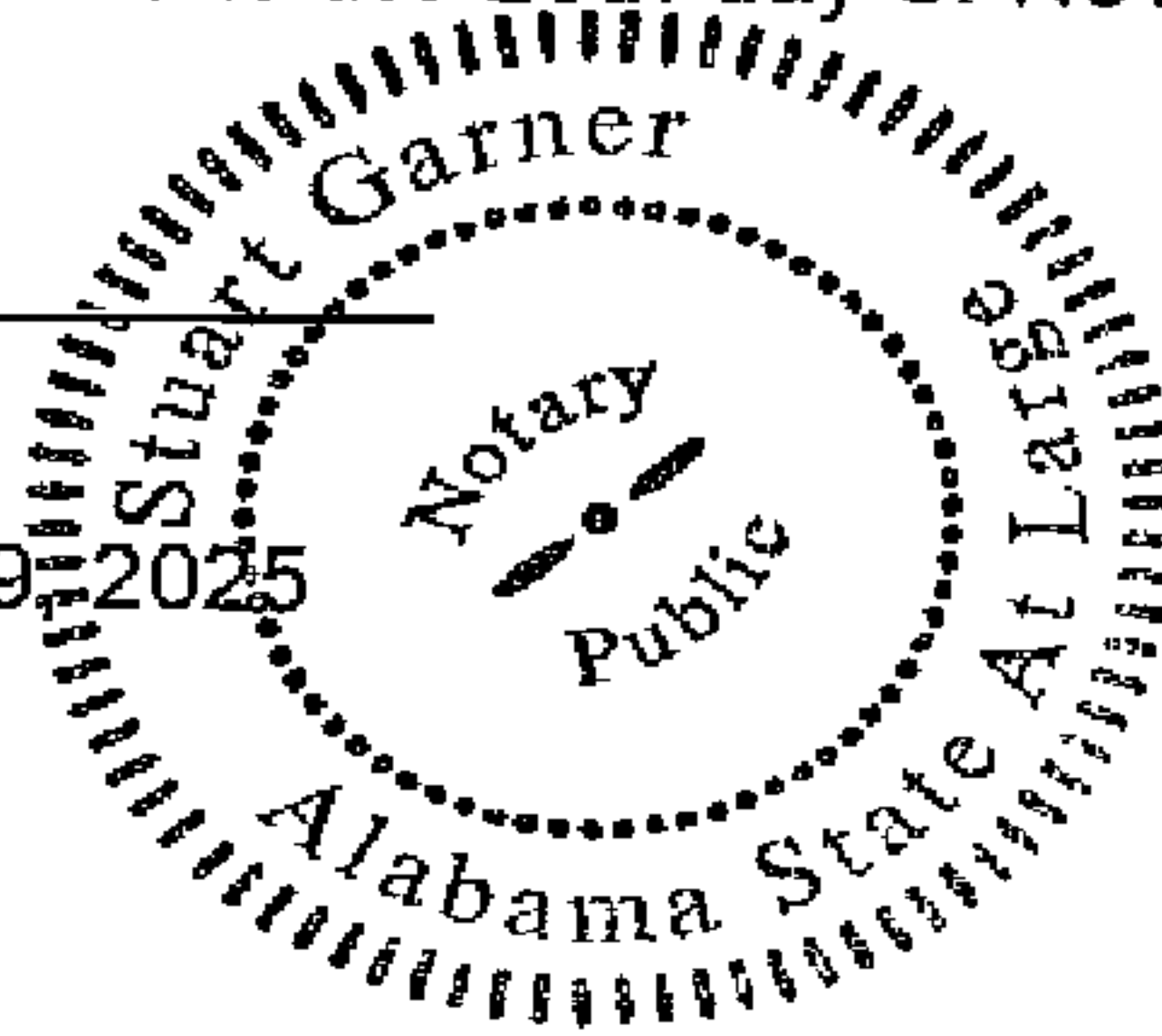
County of Shelby

I, Stuart J. Garner, a Notary Public in and for the said County in said State, hereby certify that James Gregory Popwell and Lou Ann Popwell, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 25th day of November, 2024.


Notary Public, State of Alabama
Stuart J. Garner

My Commission Expires: August 19, 2025



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

Grantor's Name	James Gregory Popwell Lou Ann Popwell	Grantee's Name	Keegan P Jett
Mailing Address	186 Jefferson Place Birmingham, AL 35242	Mailing Address	7009 Inverness Green Lane Birmingham, AL 35242
Property Address	7009 Inverness Green Lane Birmingham, AL 35424	Date of Sale	November 25, 2024
		Total Purchase Price	\$384,900.00
		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.

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 of the assessor's current market value.

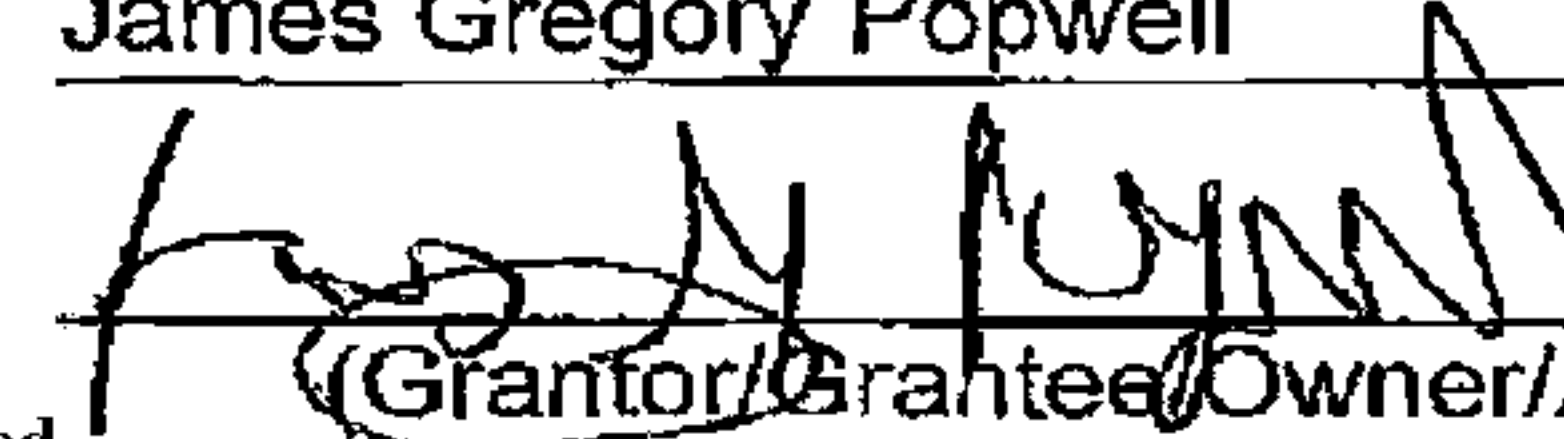
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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 November 25, 2024

Print James Gregory Popwell

Unattested

Sign 

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/25/2024 01:36:37 PM
\$29.00 BRITTANI
20241125000365440

Form RT-1

Ann S. Boyd