



20241204000374090 1/3 \$332.50  
Shelby Cnty Judge of Probate, AL  
12/04/2024 03:16:54 PM FILED/CERT

This Instrument Prepared By:

SEND TAX NOTICE

Mary Lee Abele, Esq.  
6 Office Park Circle, Ste.215  
B'ham, AL 35223

Sherri and Jerry Singleton  
2818 North Drive  
Helena, Alabama 35080

### STATUTORY WARRANTY DEED

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid by the GRANTEES to the GRANTOR herein, the receipt of which is hereby acknowledged, the undersigned, Sherri S. Singleton fka **Sherri S. Cribbs** (hereinafter referred to as GRANTOR), widow of Kenneth P. Cribbs, a married woman married to JERRY SINGLETON, does hereby grant, bargain, sell and convey unto Sherri S. Singleton and Jerry Singleton, as joint tenants with right of survivorship (hereinafter referred to as GRANTEES), the following described real property situated in Shelby County, Alabama, to-wit:

Lots 3 and 4, Block 4, Shelena Estates as recorded in Map Book 5,  
Page 25 as appears of record in the Probate Office of the Judge of  
Probate of Shelby County, Alabama.

Subject to: (1) Taxes or assessments for the year 2024 and subsequent years not yet due and payable; (2) Mineral and mining rights not owned by the Grantor (3) All easements, restrictions, covenants, and right of way of record.

This instrument was prepared without benefit of a title binder or other title information and the legal description was furnished by the GRANTEE.

TO HAVE AND TO HOLD to the said Grantees, their heirs and assigns forever.

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantees, 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 Grantess, their heirs and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, I, the said GRANTOR has hereto set her signature and seal  
this 10 day of October, 2024.

 (SEAL)  
SHERRI S. SINGLETON

STATE OF ALABAMA

Shelby County, AL 12/04/2024  
State of Alabama  
Deed Tax: \$303.50

JEFFERSON COUNTY




20241204000374090 2/3 \$332.50  
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I, the undersigned Notary Public in and for said County and State, hereby certify that SHERRI S. SINGLETON, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

GIVEN under my hand and official seal this 10 day of October, 2024.

My Commission Expires:

2, 07, 2027

  
NOTARY PUBLIC



# Real Estate Sales Validation Form

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This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Sherri Smith Singleton  
Mailing Address 2818 North Dr  
Helena AL 35080

Grantee's Name Sherri & Jerry Singleton  
Mailing Address 2818 North Dr  
Helena AL 35080

Property Address 2818 North Dr  
Helena AL 35080

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ \_\_\_\_\_

or  
Actual Value \$ \_\_\_\_\_

or  
Assessor's Market Value \$ 303,010

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 12-4-2024

Print Sherri Smith Singleton

Sign Sherri Smith Singleton

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1