

This instrument was prepared by:
Mark E. Gualano
Attorney at Law
701 Chestnut Street
Vestavia Hills, AL 35216

Send Tax Notices to:
Cheryl Brewer
3361 Trip Run
Hoover, AL 35244

WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

JEFFERSON COUNTY)

That in consideration of **Four Hundred Forty Eight Thousand Five Hundred and no/100 Dollars (\$448,500.00)**, and other good and valuable consideration to the undersigned grantor(s) (whether one or more), in hand paid by the grantee(s) herein, the receipt and sufficiency of which is hereby acknowledged, I or we, **Ryan McCrory, an unmarried man** herein referred to as grantor(s), whether one or more), grant, bargain, sell and convey unto **Cheryl Brewer** (herein referred to as grantee(s), whether one or more), the following described real estate, situated in Shelby County, Alabama to-wit:

Lot 850, according to the Survey of Lake Wilborn Phase 8A, as recorded in Map Book 53, Page 84, in the Probate Office of Shelby County, Alabama.

The effective date of this deed is: 1/6/2025

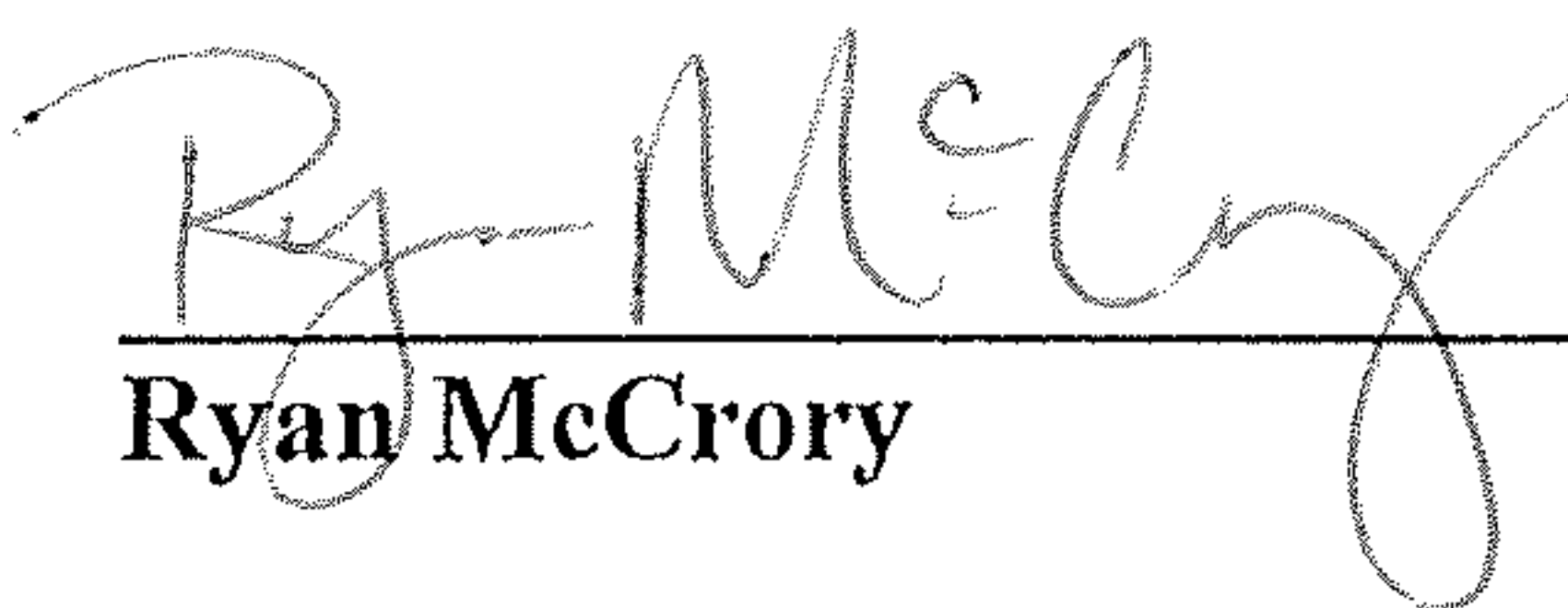
SUBJECT TO:

1. Ad valorem taxes for the current tax year.
2. Easements, restrictions, reservations and conditions of record.

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

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her, their, its heirs, successors and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

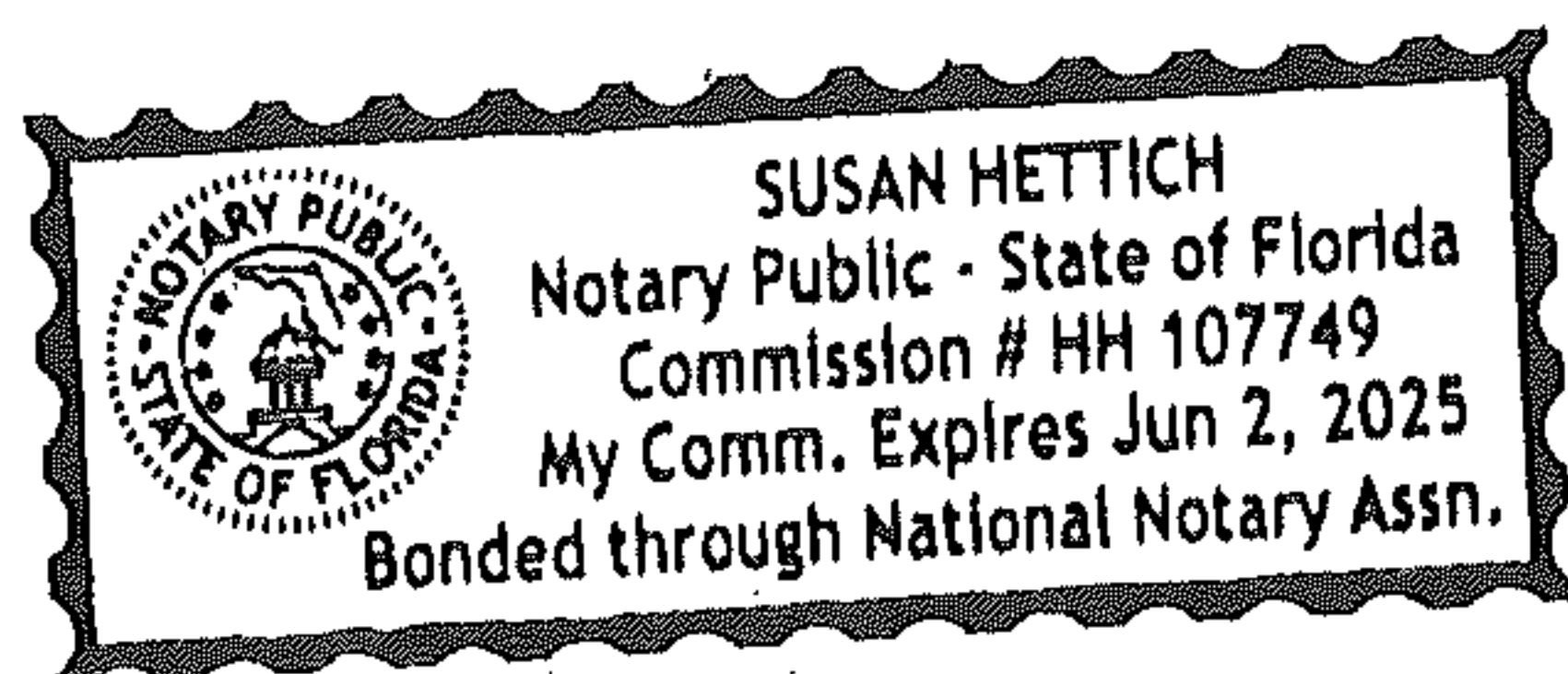
IN WITNESS WHEREOF, I/(we) the undersigned hereunto set my (our) hand(s) and seal(s) this 3rd day of January, 2025.

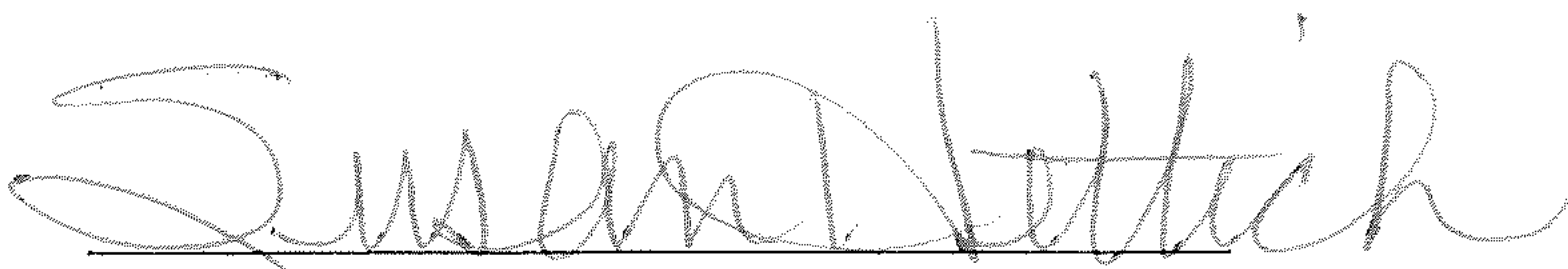
 (SEAL)
 Ryan McCrory

STATE OF FLORIDA
 COUNTY OF Collier

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Ryan McCrory** 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, he executed the same voluntarily and as his act on the day the same bears date.

Given under my hand and official seal this 3rd day of January, 2025.




 Notary Public
 My commission expires: 6/02/2025

Real Estate Sales Validation Form

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

Grantor's Name <u>Ryan McCrory</u> Mailing Address <u>3290 Champion King Rd Unit 3306</u> <u>Fort Myers, FL 33905</u> Property Address <u>3361 Trip Run</u> <u>Hoover, AL 35244</u>	Grantee's Name <u>Cheryl Brewer</u> Mailing Address <u>3361 Trip Run</u> <u>Hoover, AL 35244</u> Date of Sale <u>1/6/2025</u> Total Purchase Price <u>\$448,500.00</u> or Actual Value _____ or Assessor's Market Value _____
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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
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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 Jan. 3, 2025

Print Ryan McCrory

Sign

Ry McCrory
 (Grantor/Grantee/Owner/Agent) circle one



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Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk (verified by)
 Shelby County, AL
 01/06/2025 01:56:18 PM
 \$476.50 JOANN
 20250106000005920

Alvin S. Byrd