

20250107000007750 1/4 \$32.00
Shelby Cnty Judge of Probate, AL
01/07/2025 12:16:26 PM FILED/CERT

This deed prepared without the
Benefit of a title opinion and
with the description being
furnished by the Grantor

SEND TAX NOTICE TO:
(Name) _____
(Address) _____

This instrument was prepared by Charles R. Stephens, Esq.
STEPHENS & STEPHENS, LLC
Attorneys at Law
107 East 18th Street, Jasper, AL

WARRANTY DEED

STATE OF ALABAMA)

WALKER COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten and 00/100 (\$10.00) -----
Dollars and other good and valuable consideration to the
undersigned Grantor, in hand paid by the Grantee herein, the
receipt whereof is acknowledged, **Amber Sides, as Executrix of the
Estate of Jonathan Dewayne Sides**, (herein referred to as Grantor),
grant, bargain, sell and convey unto **Amber Sides and Heather Sides**,
herein referred to as Grantees), the following described real
estate, situated in Shelby County, Alabama, to-wit:

Lot 95, located in Chase Creek Townhomes, Phase
Two, a single family residential subdivision
located in the NE ¼ of Section 14, Township 20
South, Range 3 West, Shelby County, Alabama; as
recorded in Map Book 19, Page 160, in the
Probate Office of Shelby County, Alabama.

The property described in this conveyance is
the separate property of the Grantor and does
not constitute the homestead of the Grantor.

SOURCE OF TITLE: Deed to Jonathan Dewayne
Sides, recorded in Map BK 19, Page 160, in the
Probate Office of Shelby County, Alabama.



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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, in my capacity as Executrix of the Estate of Jonathan Dewayne Sides, am lawfully seized in fee simple of said premises; that it is 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 Grantees, their heirs and assigns forever against the lawful claim of all persons.

IN WITNESS WHEREOF, we have hereunto sets our hands and seals this the 31 day of December, 2024.

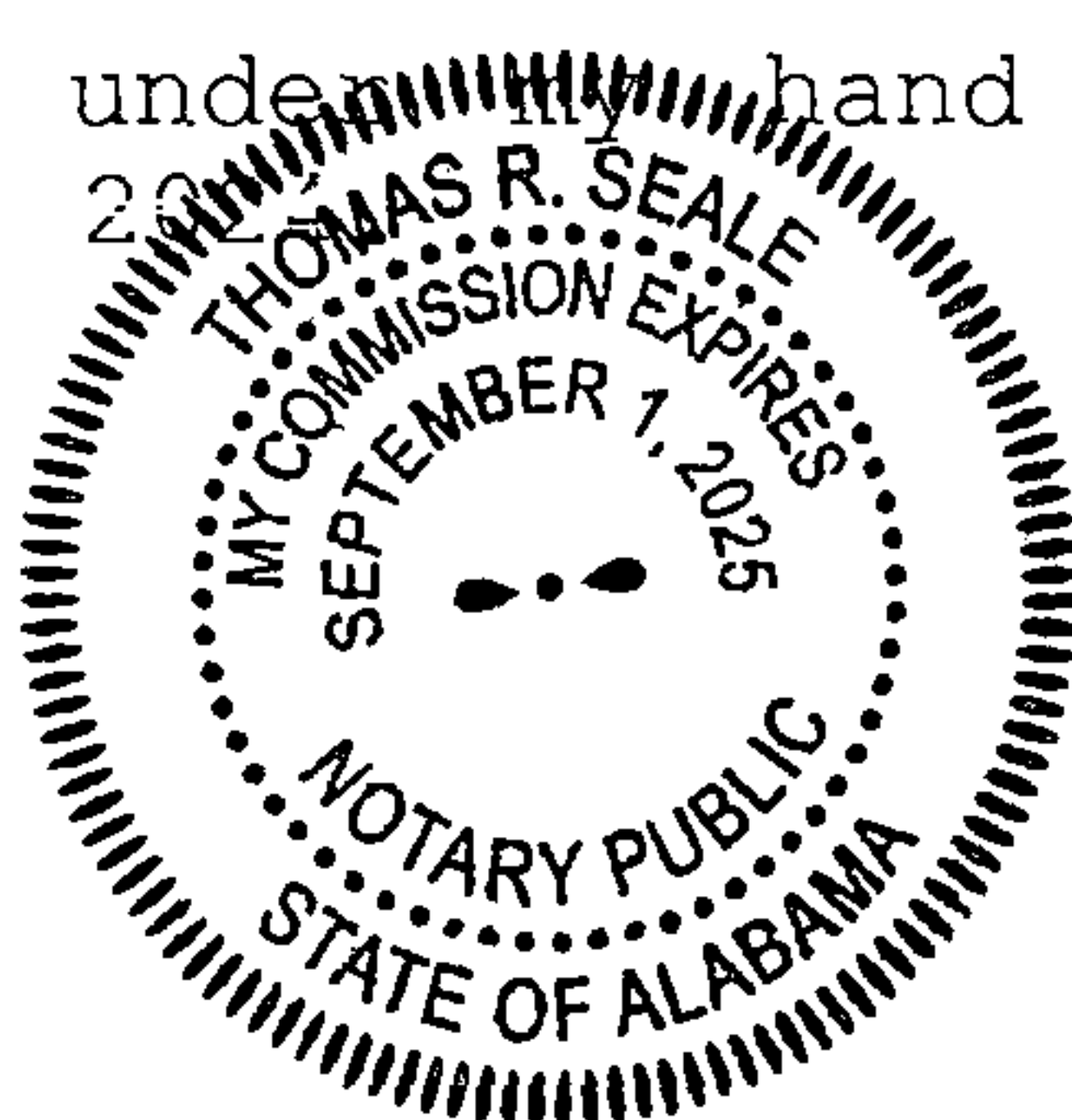
**Amber Sides, as Executrix of the
Estate of Jonathan Dewayne Sides**

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Amber Sides, as Executrix of the Estate of Jonathan Dewayne Sides**, whose name is signed to the foregoing instrument 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 31ST day of DECEMBER, 2024





20250107000007750 3/4 \$32.00
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(Notary Public)

My Commission Expires:



Real Estate Sales Validation Form

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

Grantor's Name Jonathan Sides
Mailing Address 108 Chase Creek
Terrace, Pelham, AL,
35124

Grantee's Name Amber Sides, Heather Sides
Mailing Address 108 Chase Creek
Terrace, Pelham, AL,
35124

Property Address 108 Chase Creek
Terrace, Pelham, AL,
35124

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 281,300

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

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 1/7/25

Unattested

(verified by)

Print Amber Sides

Sign Amber Sides

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

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