

SEND TAX NOTICE TO:
Deborah Grider Ross
3059 Eagle Ridge Lane
Birmingham, Alabama 35242

This instrument was prepared by:
Edward Reisinger
Kudulis, Reisinger & Price, LLC
P. O. Box 653
Birmingham, AL 35201

WARRANTY DEED

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Zero dollars and no cents (\$0.00)**

To the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, **Deborah Grider Ross, an unmarried woman and Lee G Ross, III, an unmarried man** (herein referred to as Grantor, whether one or more), do hereby grant, bargain, sell and convey unto **Deborah Grider Ross** (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

LOT 13, ACCORDING TO THE SURVEY OF THE HILLS AT BROOKHIGHLAND, AS RECORDED IN MAP BOOK 37, PAGE 105, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

This deed is being done pursuant to the Final Judgment of Divorce in Case No. DR 2024 - 900653 LMA, filed in Shelby County, Alabama. This deed also confirms payment in full as pursuant to the Settlement Agreement in the case number above.

Subject to:

Taxes for the year 2025 and subsequent years

Easements, Restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any

Mineral and mining rights, if any.

Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Plat/Map Book 37, Page 105.

Easement to Alabama Power Company as recorded in Real 220, Page 521, Real 220, Page 532 and Real 207, Page 380.

Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Deed Book 28, Page 581; Deed Book 235, Page 552; Deed Book 121, Page 294; Deed Book 327, Page 553 and Deed Book 107, Page 989.

Reciprocal Easement Agreement recorded in Real 125, Page 249 and Real 199, Page 18.

Covenants, conditions and restrictions (deleting therefrom, any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Book Real 307, Page 950 and 1st Supplement recorded in Instrument 1998-40199, in the Probate Office of Shelby County, Alabama.

Easement to Alabama Gas Company as recorded in Real 170, Page 59.

Slope Easement recorded in Instrument 1993-26958.

Sanitary Sewer Easement recorded in Real 194, Page 1; Real 194, Page 43 and Real 107, Page 968.

Agreement for electrical service recorded in Real 306, Page 119.

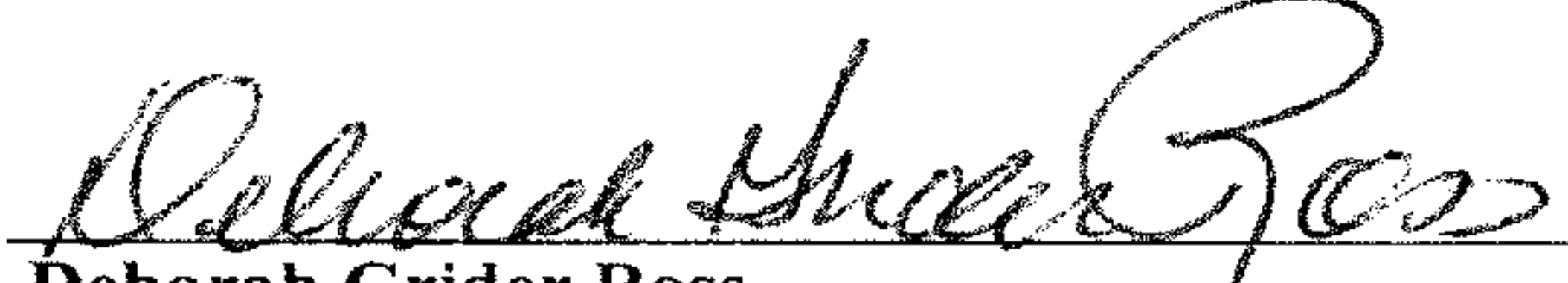
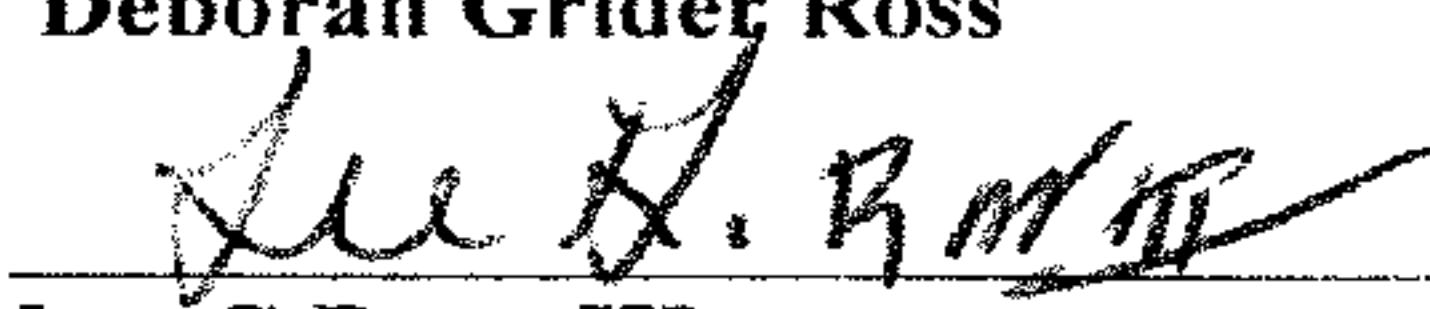
Restrictions or Covenants appearing of record in Instrument 20040512000249230.

Protective Covenants recorded in Instrument 20070417000177600.

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 persons.

IN WITNESS WHEREOF, Grantors have hereunto set his/her/their hand(s) and seal(s), this **January 31, 2025**.

_____ (Seal)	 (Seal)
_____ (Seal)	 (Seal)
	Deborah Grider Ross
	Lee G Ross, III


STATE OF ALABAMA

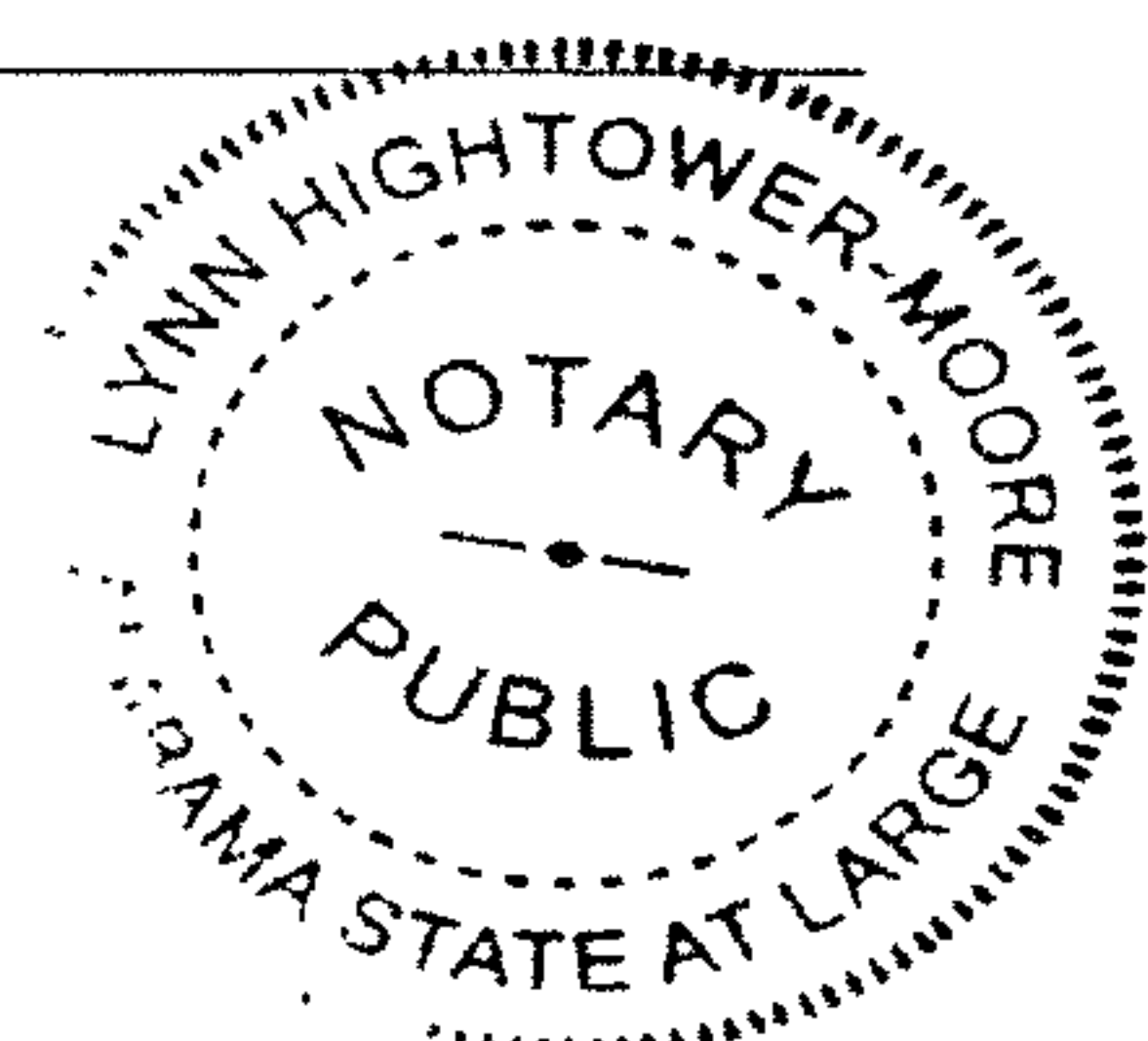
General Acknowledgement

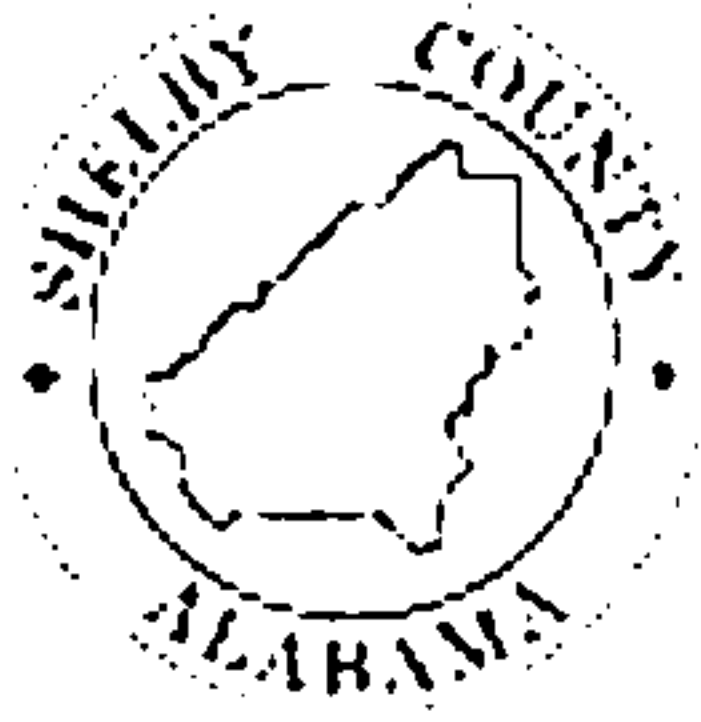
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Deborah Grider Ross, an unmarried woman and Lee G Ross, III, an unmarried man**, 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 have/has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31st day of January, 2025


 Notary Public.
 (Seal)
 My Commission Expires: 12-22-25





Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 02/05/2025 10:16:11 AM
 \$356.00 JOANN
 20250205000035330

Allen S. Beyl

Real Estate Sales Validation Form

This Document must be filled in accordance with Code of Alabama 1975, Section 40- 22-1 (h)

Grantor's Name Deborah Grider Ross and Lee G Ross, Grantee's Name Deborah Grider Ross
 III

Mailing Address 3059 Eagle Ridge Lane, Birmingham,
 Alabama 35242

Mailing Address 3059 Eagle Ridge Lane
 Birmingham, Alabama 35242

Property Address 3059 Eagle Ridge Lane,
 Birmingham, Alabama 35242

Date of Sale 01/31/2025

Total Purchase Price \$0.00

or

Actual Value _____

or

Assessor's Market Value \$327,800.00

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 Shelby County Tax Assessor

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 proeprty, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraisaer of the assessor's currency 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 responsibiliy of valuing proeprty 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 1-31-2025

Print Deborah Grider Ross

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one