



20250213000044100 1/3 \$205.00  
Shelby Cnty Judge of Probate, AL  
02/13/2025 09:55:18 AM FILED/CERT

**SEND TAX NOTICE TO:**

1311 7<sup>th</sup> Street SW

Alabaster, AL 35007

**TITLE NOT CERTIFIED BY PREPARER**

**This instrument was prepared by:**

**Wendy Hartley Gregerson  
5501 Highway 280, Suite 301  
Birmingham, AL 35242**

**WARRANTY DEED**

**STATE OF ALABAMA )  
SHELBY COUNTY )**

**KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of Ten and no/100 Dollar (\$10.00) and other good and valuable consideration to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, **Randy Tate, a married man**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Randy Tate, a married man, and Cecelia B. Tate, a married woman**, jointly, with right of survivorship, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Address: 1311 7<sup>th</sup> Street SW, Alabaster, AL 35007, more particularly described:

Lot 21, as shown on a map entitled "Property Line Map Siluria Mills", prepared by Joseph A. Miller, on October 5, 1965, and being more particularly described as follows: Commence at the intersection of the north right of way Line of Center Ave. and the west right of way line of Cotton Street, said ROW lines as shown on the map of the Dedication of the Streets and Easements, Town of Siluria, Al.; thence northerly along the said ROW Line of Cotton Street for 381.79 feet to the P.O. B; thence 88° 44' 15" left, and run westerly for 179.00 feet; thence 88° 44' 15" right, and run northerly for 120.00 feet; thence 91° 15' 45" right and run easterly for 179.00 feet to a point on the west right of way line of Cotton Street; thence 88° 44' 15" right, and run southerly for 120.00 feet to the point of beginning; being situated in Shelby County, Al.

There is excepted here from the South 70 feet of uniform width of the above described lot, all being situated in Shelby County, Al.

Together with all the rights, privileges, tenements, appurtenances and fixtures appertaining to the Real Estate.

**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

Shelby County, AL 02/13/2025  
State of Alabama  
Deed Tax: \$177.00

administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

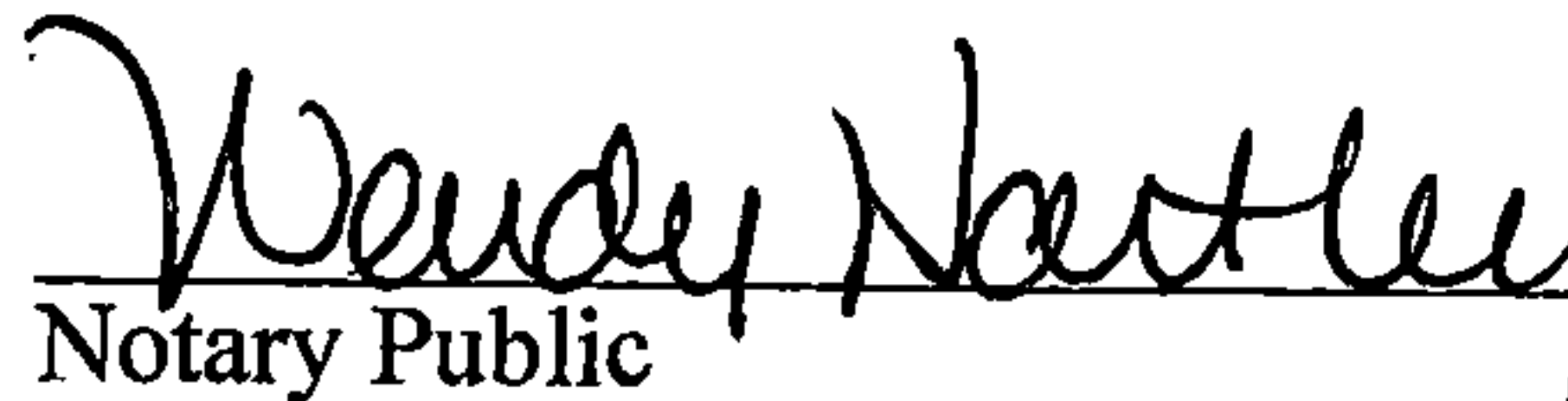
IN WITNESS WHEREOF, I (we) have hereunto set my hand(s) and seal(s), this 12<sup>th</sup> day of February, 2025.

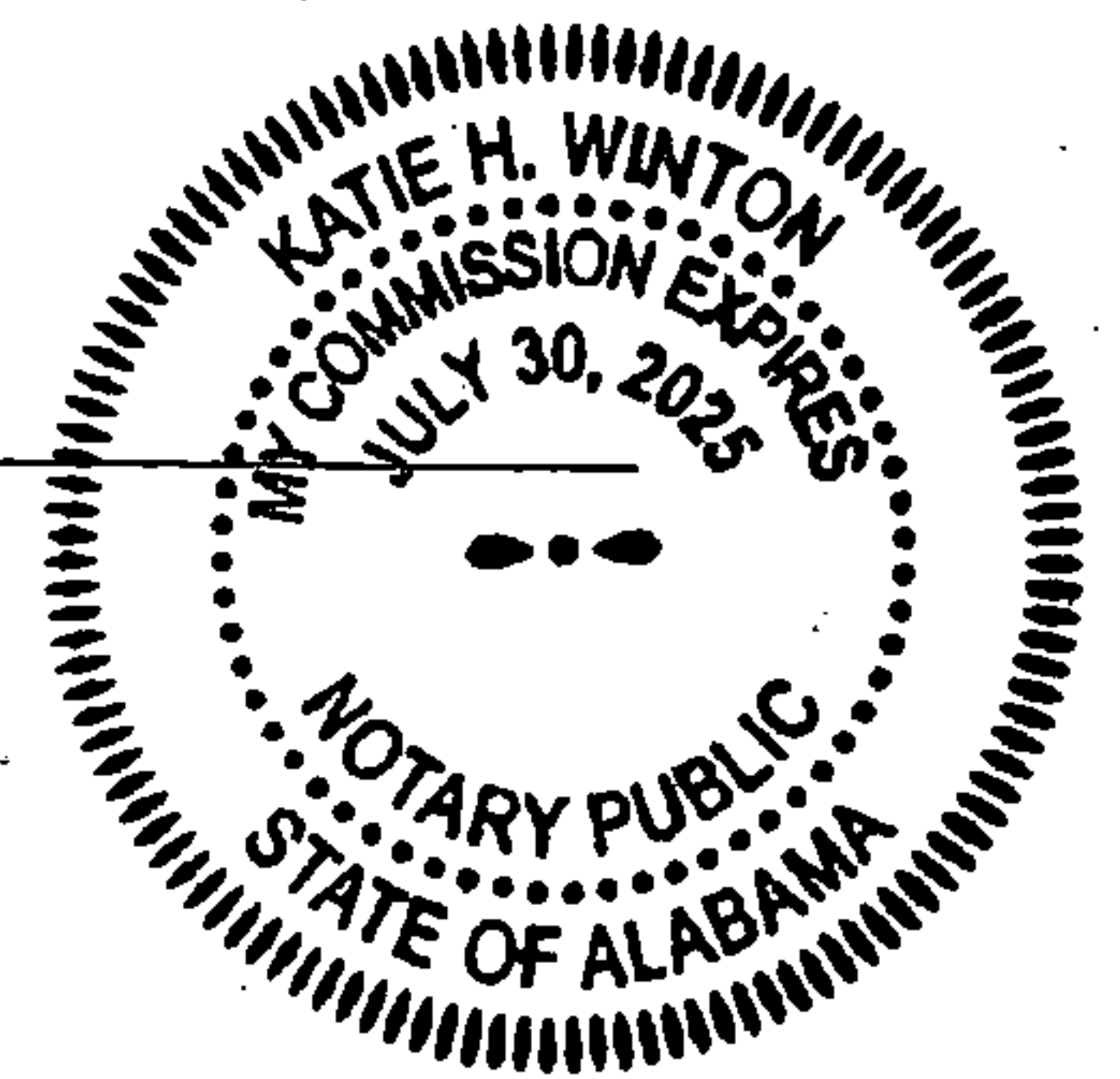
  
Name: Randy F. Tate


**STATE OF ALABAMA  
SHELBY COUNTY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Randy F. Tate, 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 on the day the same bears date.

Given under my hand and official seal this 12<sup>th</sup> day of February, 2025.

  
Notary Public



  
20250213000044100.2/3 \$205.00  
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# Real Estate Sales Validation Form

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

Grantor's Name Randy Tate  
Mailing Address 1311 7th St SW  
Alabaster AL  
35007

Grantee's Name Randy or Leola Tate  
Mailing Address 1311 7th St SW  
Alabaster AL  
35007

Property Address 1311 7th St SW  
Alabaster AL  
35007

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

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

or  
Assessor's Market Value \$ 176,600

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 \_\_\_\_\_

Unattested

(verified by)

Print Randy Tate

Sign Randy Tate

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

