

This instrument prepared by:
Michael Galloway, Esq.
3500 Blue Lake Drive, Suite 320
Birmingham, AL 35223

SEND TAX NOTICE TO:
Sarah Maitland Hubert
1435 19th Avenue
Calera, AL 35040

STATUTORY WARRANTY DEED

STATE OF ALABAMA

)

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF SHELBY

)

That in consideration of the sum of **One Hundred Forty Thousand And No/100 Dollars (\$140,000.00)** and other good and valuable consideration paid in hand by the GRANTEE herein to the undersigned GRANTOR, the receipt and sufficiency whereof is acknowledged,

Trustmark National Bank

(herein referred to as GRANTOR, whether one or more) does grant, bargain, sell and convey unto

Sarah Maitland Hubert

(herein referred to as GRANTEE, whether one or more) all of its right, title and interest in and to that certain real estate situate in **Shelby County, Alabama** to-wit:

The land referred to herein below is situated in the County of Shelby, State of Alabama, and described as follows: Lot 5 and the West 25 feet of Lot 6, in Block 267, according to J.H. Dunstan's Map of the Town of Calera, Alabama.

Mineral and mining rights excepted. Subject to: current taxes conditions, covenants, easements, and restrictions of record.

Subject to a third party mortgage in the amount of \$135,800.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD unto the said GRANTEE, her/his heirs and assigns, forever.

Grantor makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed and other than that the Grantor has neither permitted or suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by Grantor.

IN WITNESS WHEREOF, the said GRANTOR by its Vice President who is authorized to execute this conveyance, hereto set his/her signature and seal, this the 3/5/25.

Trustmark National Bank

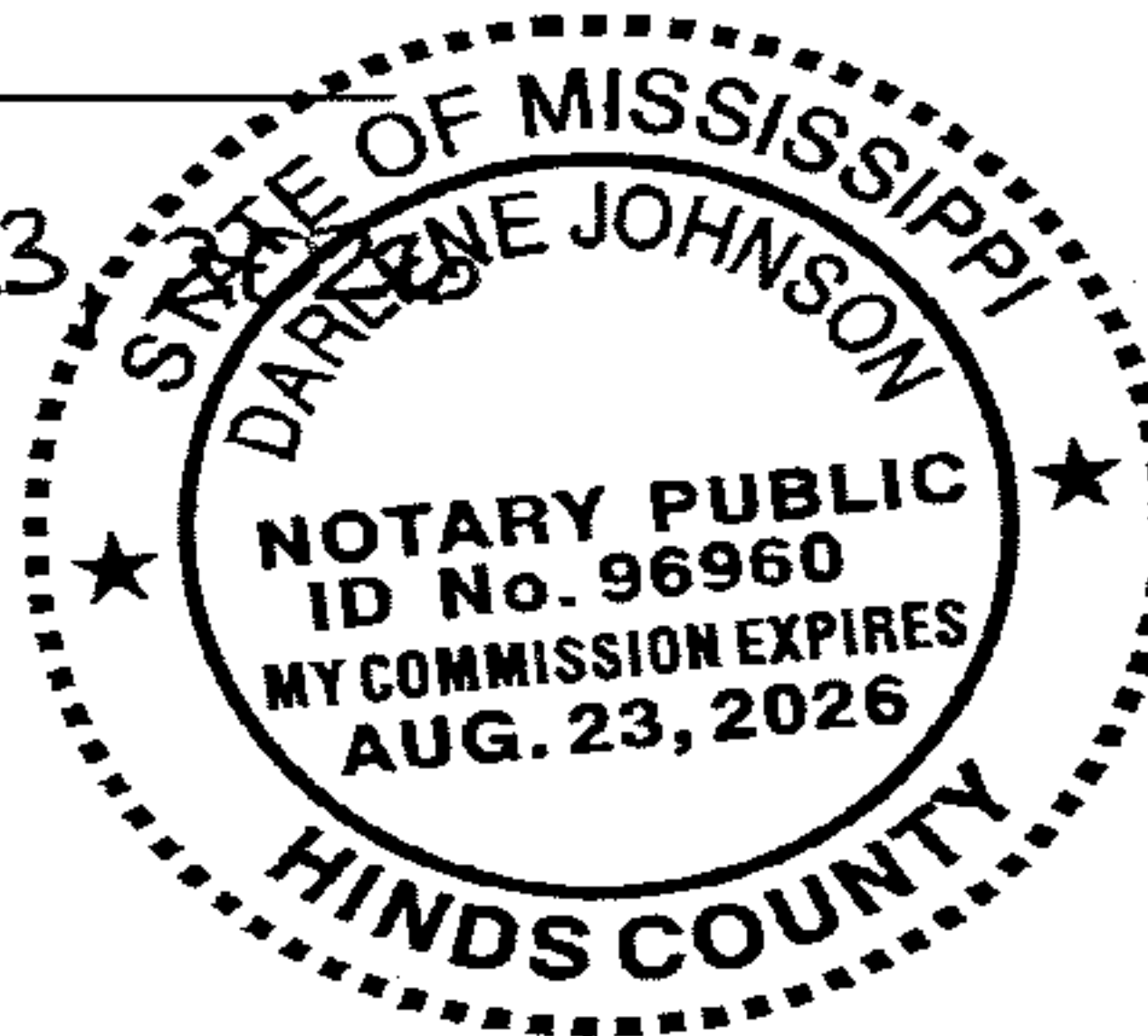
BY: [Signature]
William Austin Adams
Vice President

STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify William Austin Adams, whose name as Vice President of Trustmark National Bank, 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/she executed the same voluntarily and in his/her capacity and with full authority on the day the same bears date.

Given under my hand and official seal on 5 day of March, 2025.

[Signature]
Notary Public
My commission expires: Aug 23



Real Estate Sales Validation Form

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

Grantor's Name Trustmark National Bank
 Mailing Address 248 East Capitol St, Ste 839
 Jackson, MS 39201
 Property Address 1435 19th Avenue
 Calera, AL 35040

Grantee's Name Sarah Maitland Hubert
 Mailing Address 1435 19th Avenue
 Calera, AL 35040
 Date of Sale March 7, 2025
 Total Purchase Price \$140,000.00
or
 Actual Value \$ _____
or
 Assessor's Market Value \$ _____

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

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: March 7, 2025

Sign _____

Agent



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 03/10/2025 08:04:22 AM
 \$32.50 BRITTANI
 20250310000069320

Allen S. Bayl