

Send Tax Notice To & This Instrument Prepared By:
Melissa Ann Hall
4105 Bent River Lane
Vestavia Hills, AL 35216


20250311000073150 1/5 \$69.00
Shelby Cnty Judge of Probate, AL
03/11/2025 12:19:42 PM FILED/CERT

Warranty Deed

STATE OF **ALABAMA**
COUNTY OF **SHELBY**

Know All Men by These Presents: That in consideration of *Three Hundred Forty Thousand Dollars (\$340,000.00)* to the undersigned grantor, in hand paid by the grantee(s) herein, the receipt of which is hereby acknowledged,

**Dollie Pierce, as Personal Representative of the Estate of Gloria Black Turk,
deceased, Shelby County, Alabama Probate Court Case No PR-2024-000380; and
Dollie Pierce, a married woman,**

(herein referred to as “Grantor”), grant, bargain, sell and convey unto

Melissa Ann Hall,

(herein referred to as “Grantee”, whether one or more), the following described real estate, situated in **Shelby** County, Alabama, to-wit:

See Attached Exhibit “A” Legal Description

\$306,000.00 of the above consideration is being paid by a Purchase Money Mortgage, which is filed simultaneously herewith.

The subject real property is neither the homestead of Dollie Pierce, nor that of her spouse.

To Have and to Hold to the said Grantee, his, her or their heirs and assigns forever. And Grantor does for itself and for its successors and assigns covenant with Grantee, his heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said Grantee, his, her or their heirs and assigns forever, against all lawful claims of all persons.

Shelby County, AL 03/11/2025
State of Alabama
Deed Tax:\$34.00



20250311000073150 2/5 \$69.00
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In Witness Whereof, the said Grantor, **Dollie Pierce, as Personal Representative of the Estate of Gloria Black Turk, deceased, Shelby County, Alabama Probate Court Case No. PR-2024-000380**, who is authorized to execute this conveyance, has hereunto set her signature and seal, this 4th day of March, 2025.

Dollie Pierce (Seal)

Dollie Pierce, as Personal Representative of the Estate of

Gloria Black Turk, deceased, Shelby County, Alabama

Probate Court Case No. PR-2024-000380

STATE OF ALABAMA

COUNTY OF Jefferson

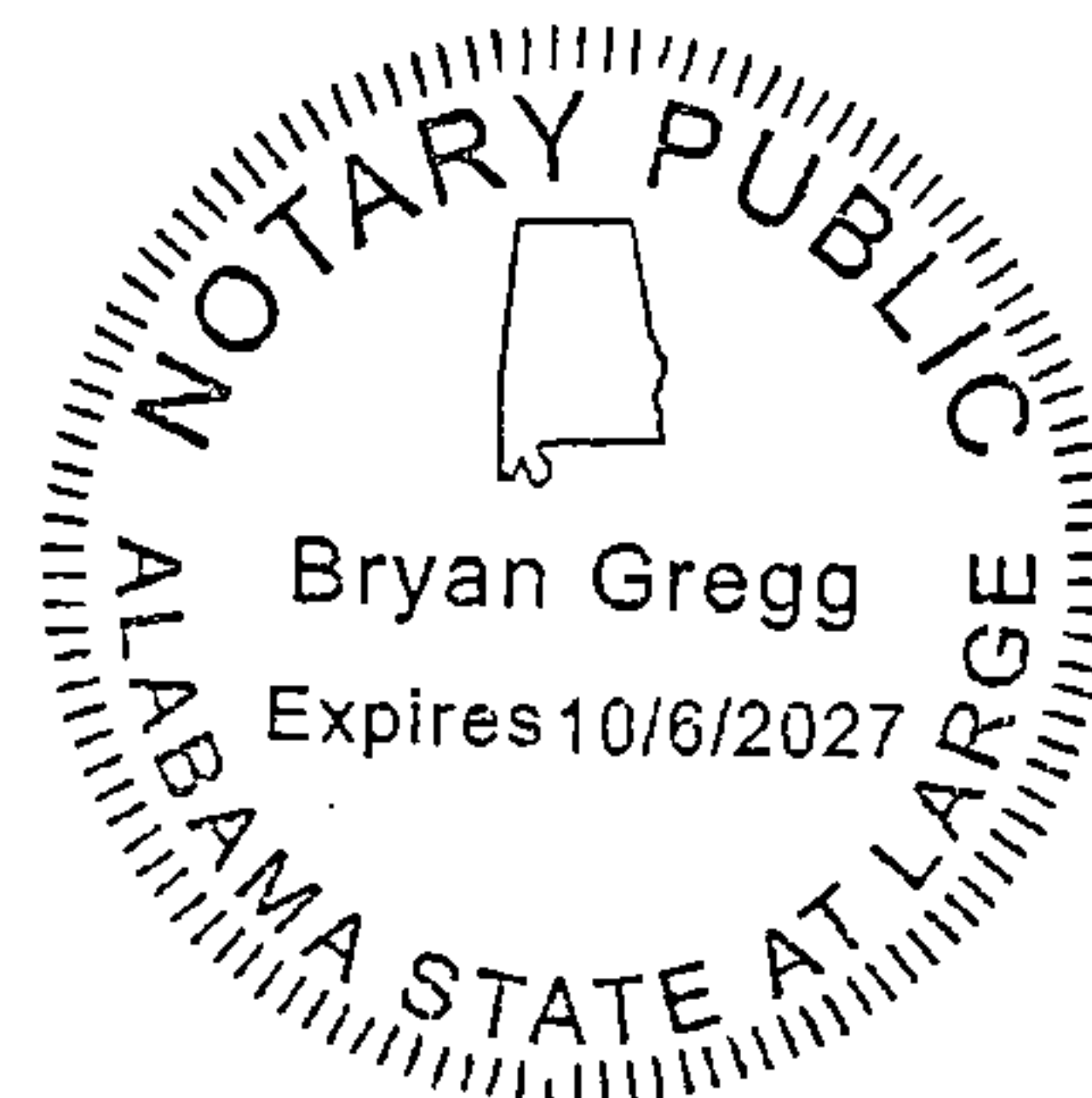
I, Bryan Gregg, a Notary Public, in and for said County in said State, hereby certify that **Dollie Pierce**, whose name(s) as **Personal Representative of the Estate of Gloria Black Turk, deceased, Shelby County, Alabama Probate Court Case No PR-2024-000380**, is signed to the foregoing conveyance, and who is/are known to me, acknowledged before me, on this day that, being informed of the contents of the conveyance, she, as such **Personal Representative** and with full authority, executed the same voluntarily for and as the act of said estate.

Given under my hand and official seal this 4th day of March, 2025.

Bryan Gregg

Notary Public

My Commission Expires: 10-6-2027





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In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this
4th day of March, 2025.

Dollie Pierce

(Seal)

Dollie Pierce

STATE OF ALABAMA

COUNTY OF

Jefferson

I, Bryan Gregg, a Notary Public, in and for said County in
said State, hereby certify that **Dollie Pierce**, 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 executed the same voluntarily on the day
the same bears date.

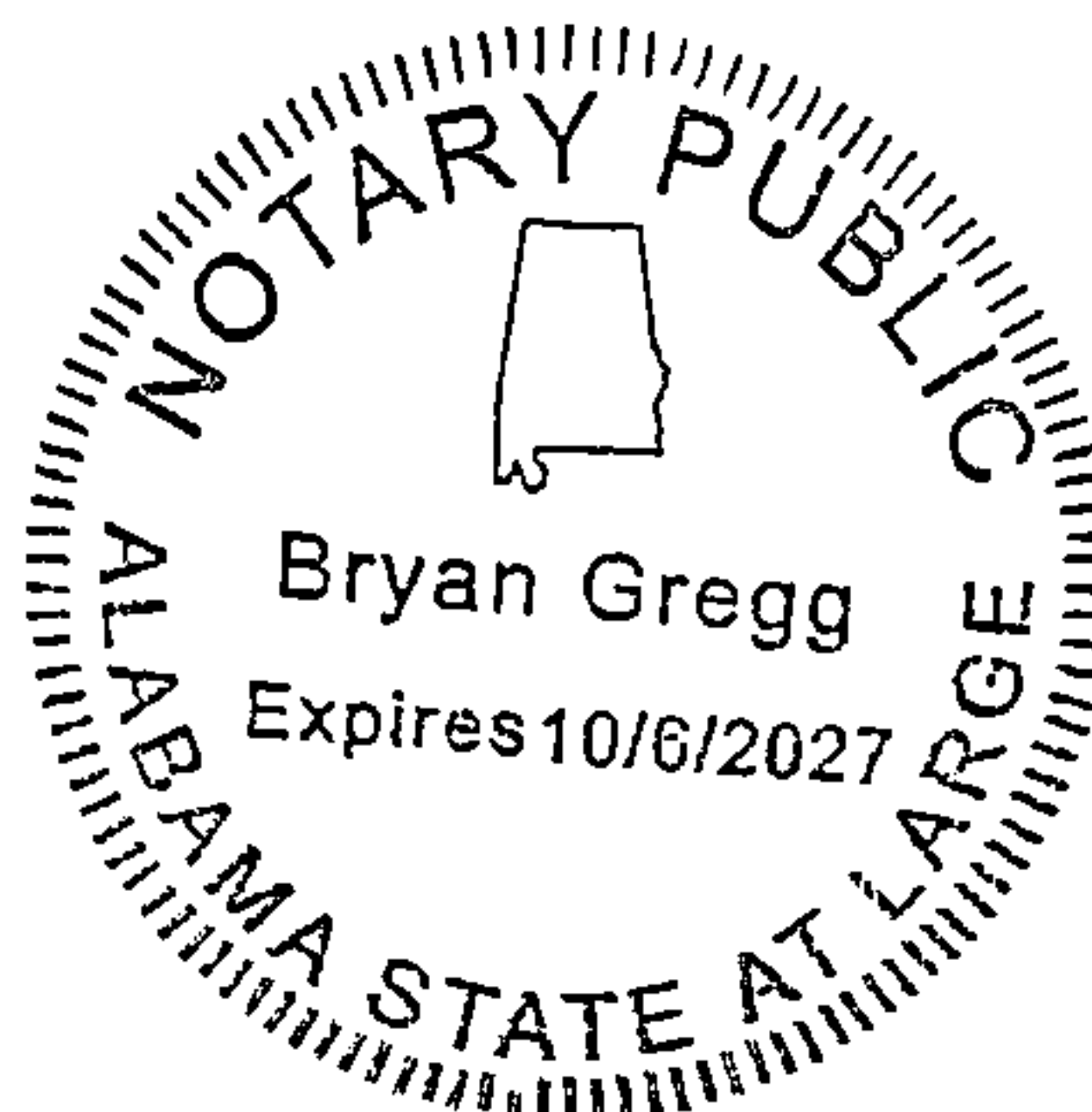
Given under my hand this 4th day of March, 2025.

[Signature]

Notary Public

My Commission Expires:

10-6-2027





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Exhibit "A" Legal Description

Lot 228, according to the map, plat or survey of Bent River Commons, 2nd Sector, as recorded in Map Book 25, at Page 25, in the Probate Office of Shelby County, Alabama.

Subject to all building set-back lines, covenants, conditions, easements, limitations, provisions, restrictions, reservations, rights-of-way of record, and mineral and mining rights not owned by grantor.



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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 Dollie Pierce, Personal Rep.
Mailing Address 4609 Gumbranch Road
Jacksonville, NC 28540

Grantee's Name Melissa Ann Hall
Mailing Address 4105 Bent River Lane
Vestavia Hills, AL 35216

Property Address 4105 Bent River Lane
Vestavia Hills, AL 35216

Date of Sale March 4, 2025
Total Purchase Price \$ 340,000.00
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 ☐ Appraisal
☐ Sales Contract ☐ Other _____
☒ Closing Statement

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 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 3-4-2025

Print Melissa Ann Hall

Unattested

Bryan Gregg
(verified by)

Sign

Melissa Ann Hall

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1