

Send tax notice to:
Deborah McConnell
2999 Floyd Bradford Road
Trussville, Alabama 35173



20250321000085450 1/2 \$544.00
Shelby Cnty Judge of Probate, AL
03/21/2025 03:28:41 PM FILED/CERT

**NO TITLE EXAMINATION HAS BEEN DONE IN CONNECTION WITH THIS CONVEYANCE
WARRANTY DEED**

**STATE OF ALABAMA
SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of the sum of One Dollar (\$1.00), the love of a mother for her child, and other good and valuable consideration, in hand paid to Opal K. Barry, an unmarried woman, as surviving spouse under that certain survivorship deed to Jack S. Barry and wife, Opal K. Barry, recorded at Real Book 218, Page 871, Jack S. Barry a/k/a Jack S. Barry, Sr., having passed away on or about May 24, 2016 (herein referred to as Grantor), does hereby grant, bargain, sell and convey unto Deborah Barry McConnell, a married woman (herein referred to as Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 11, in Block 5, in Indian Springs Ranch, as recorded in Map Book 4, page 29, in the Probate Office of Shelby County, Alabama.

Subject however to any right of ways, liens of record, easements, restrictions, covenants or agreements that may exist.

Mineral and mining rights excepted.

Shelby County, AL 03/21/2025
State of Alabama
Deed Tax: \$519.00

It is expressly provided however, that Grantor reserves, and it is hereby expressly agreed that Grantor shall have, for Grantor the full possession, benefit and use of the above-described property as well as the rents, issues and profits from it, for and during Grantor's natural life.

TO HAVE AND TO HOLD, To the said GRANTEE, her heirs and assigns forever.

And I do, for myself and for my heirs, executors and administrators, covenant with said grantee, her heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated 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 grantee, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 21st day of March, 2025.

Opal K. Barry

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, Laura Kelsey Grant, a Notary Public in and for said County, in said State, hereby certify that Opal K. Barry, 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, she executed the same voluntarily on the day the same bears date.

LAURA KELSEY GRANT
NOTARY PUBLIC
ALABAMA STATE AT LARGE
COMM. EXP. 02/02/27

Official seal, this 21st day of March, 2025.

Notary Public

Real Estate Sales Validation Form



20250321000085450 2/2 \$544.00
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This Document must be filed in accordance with Code of Alabama 1975, Se

Grantor's Name Opal K. Barry
Mailing Address 210 Brookgreen Lane
Pelham, AL 35124

Grantee's Name Deborah Barry McConnell
Mailing Address 2999 Floyd Bradford Rd
Trussville, AL 35173

Property Address 210 Brookgreen Lane
Pelham, AL 35124

Date of Sale 03/20/2025
Total Purchase Price \$ 1.00
or
Actual Value \$ _____
or
Assessor's Market Value \$ 518,730

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 Revenue Commissioner Appraised Value

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 3/21/24

Print Opal K Barry

Sign Opal K Barry
(Grantor/Grantee/Owner/Agent) circle one

Unattested _____
(verified by)