

THIS INSTRUMENT PREPARED BY:

Frederic L. Washington,
1301 Center Point Pkwy
Birmingham, Alabama 35215

SEND TAX NOTICE TO:

Cora Hall
1053 Medinah Drive
Calera, AL 35040



20250409000106110 1/2 \$211.50
Shelby Cnty Judge of Probate, AL
04/09/2025 04:02:14 PM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA)

) **KNOW ALL MEN BY THESE PRESENTS:**

SHELBY COUNTY)

That in consideration of the sum of **Five Hundred and 00/100 Dollars (\$500.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **LaSundra Escott McCray a married person and Twynette Escott Bates a married person**, (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Cora Hall a single person**, (herein referred to as grantee, whether one or more), in the following described real estate, situated in **JEFFERSON County, Alabama**, to-wit:

Lot 307, according to the Survey of The Reserve of Timberline Sector 4 Phase One, as recorded in Map Book 47, Page 97 A & B, in the Probate Office of Shelby County, Alabama.

NO CERTIFICATION IS BEING MADE BY PREPARER WITH REGARDS TO TITLE AND LEGAL DESCRIPTION.

THIS IS NOT THE HOMESTEAD OF THE GRANTORS.

Subject to ad valorem taxes for the current tax year. Also subject to easements and restrictions of record.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEEs, our heirs and assigns, that we are lawfully seized in fee simple of said premises; that we are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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, I have hereunto set my hand and seal, this 8TH day of April, 2025

LaSundra Escott McCray

Twynette Escott Bates

STATE OF ALABAMA)

GENERAL ACKNOWLEDGMENT

SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **LaSundra Escott McCray and Twynette Escott Bates**, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that, being informed of the contents of said instrument, they have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8TH day of April, 2025



Shelby County, AL 04/09/2025
State of Alabama
Deed Tax:\$186.50

Real Estate Sales Validation Form

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

Grantor's Name
Mailing Address

LaSundia M. Gay
1053 Melvin Dr.
Calea, AL 35040

Grantee's Name
Mailing Address

Cora Escott Hall
1053 Melvin Dr.
Calea, AL 35040

Property Address

1053 Melvin Dr.
Calea, AL 35040

Date of Sale

Total Purchase Price \$

or

Actual Value \$

or

* Assessor's Market Value \$

277,800

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

Value = 186,126

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 4/9/2025

Print Cora Escott Hall

Unattested

(verified by)

Sign Cora Escott Hall

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1