

This instrument was prepared by:
Daniel Odrezin
Daniel Odrezin, LLC
3138 Cahaba Heights Road, St. 100B
Birmingham, AL 35243

Send tax notice to:
Calandra Leann Sales &
1054 Medinah Drive
Calera, AL 35040

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

That in consideration of **THREE HUNDRED THIRTEEN THOUSAND FIVE HUNDRED AND 00/100 DOLLARS (313,500.00)** and other good and valuable consideration to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is hereby acknowledged, I,

Barbara A. Tate, as Personal Representative of the Estate of Tracey M. Wright, deceased, Shelby County Probate Case No. PR-2022-000724

(herein referred to as Grantor) does by these presents, grant, bargain, sell and convey unto

Calandra Leann Sales

(herein referred to as Grantees), the following described real estate, situated in Jefferson County, Alabama, to-wit:

Lot 260, according to the Survey of The Reserve at Timberline Sector 4 Phase One, as recorded in Map Book 47, Page 97 A & B, in the Probate Office of Shelby County, Alabama.

\$318,794.00 of the above stated purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

SUBJECT TO ALL MATTERS OF RECORD

Note: Tracey M. Wright is one and the same as Tracey Wright, grantee in deed recorded in Instrument #20190617000212130.

TO HAVE AND TO HOLD unto the said grantees, their heirs and assigns forever.

And Grantor does for itself, its successors and assigns, covenant with Grantees, their successors and assigns, that Grantor is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that is has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said Grantees its successors and assigns forever, against the lawful claims of all persons and entities.

IN WITNESS WHEREOF, the said Grantor, who is authorized to execute this conveyance, has hereto set its signature and seal this 20th day of May, 2025.

Estate of Tracey M. Wright, deceased, Shelby County
Probate Case No. PR-2022-000724

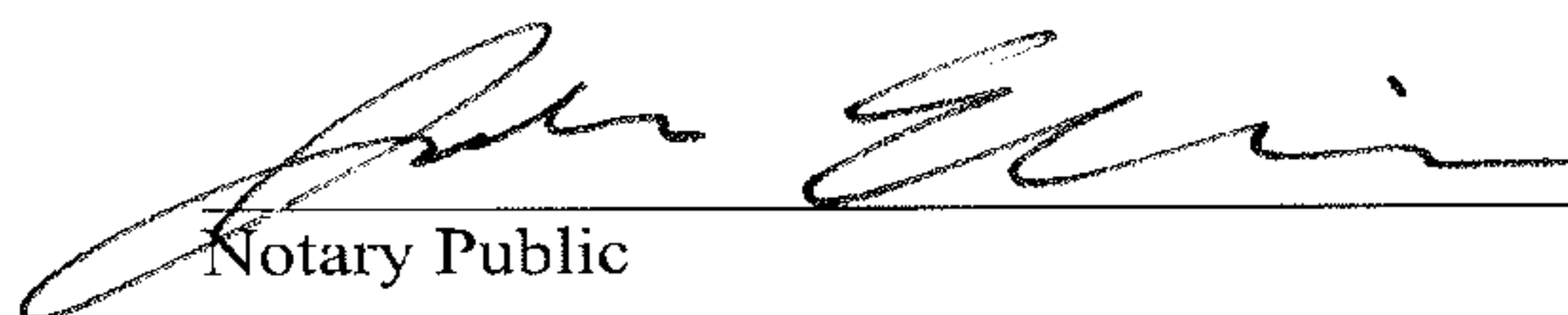

Barbara A. Tate, Personal Representative

STATE OF Alabama

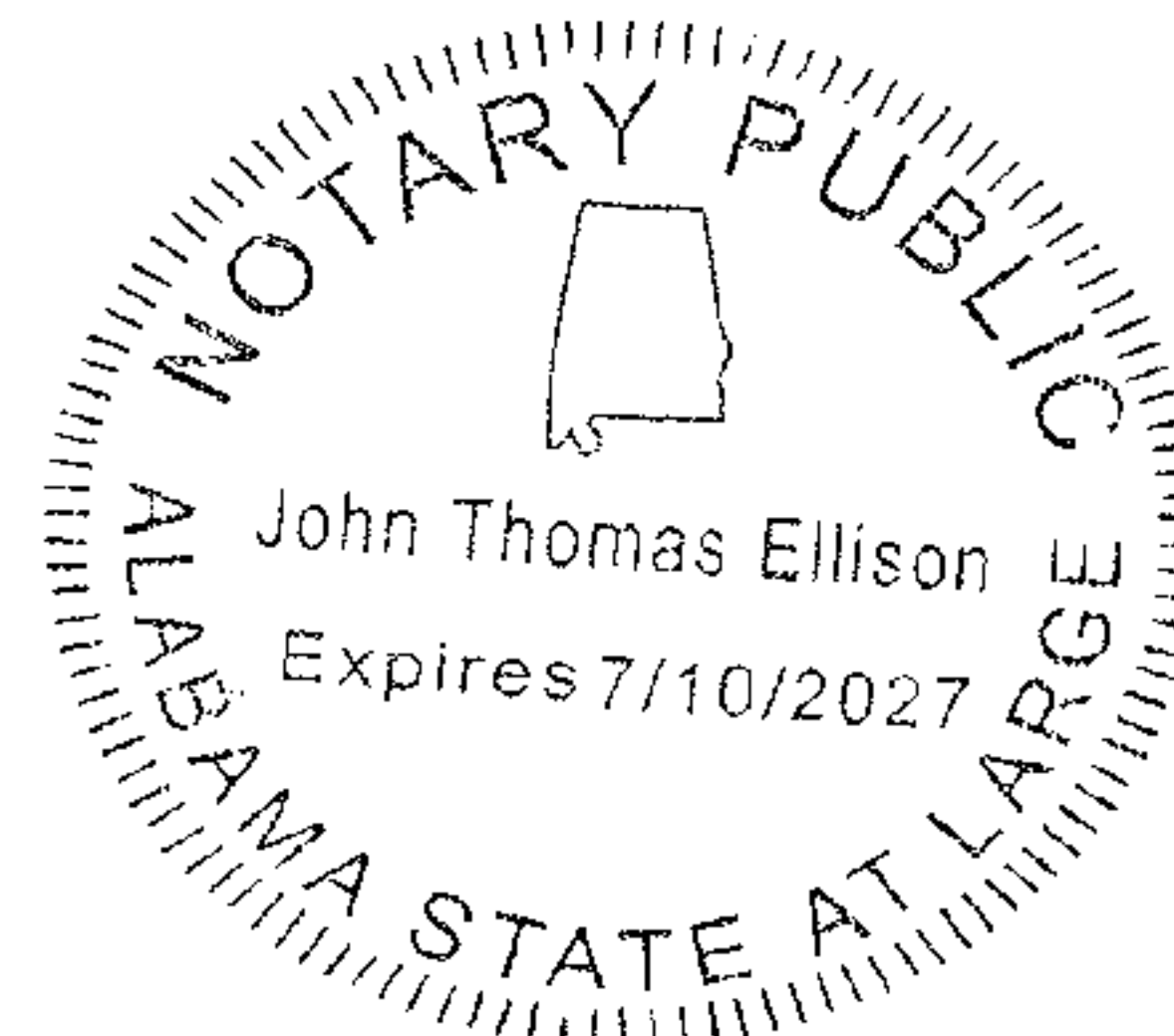
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Barbara A. Tate, Personal Representative of the Estate of Tracey M. Wright, deceased, Shelby County Probate Case No. PR-2022-000724**, 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, as such Trustee and with full authority, executed the same voluntarily for and on behalf of said Trust.

Given under my hand and official seal this 20th day of May, 2025.


Notary Public

My Commission Expires: 7-10-27





Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 05/21/2025 09:39:26 AM
 \$30.00 JOANN
 20250521000153980

Allen S. Byrd

Real Estate Sales Validation Form

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

Grantor's Name Estate of Tracey M. Wright, deceased, Shelby
 County Probate Case No. PR-2022-000724
 Mailing Address 1352 Stonehedge Dr.
Birmingham, AL 35235
 Property Address 1054 Medinah Drive
Calera, AL 35040

Grantee's Name Calandra Leann Sales
 Mailing Address 1054 Medinah Drive
Calera, AL 35040
 Date of Sale May 20, 2025
 Total Purchase Price \$313,500.00
 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

☐ Appraisal
☐ 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 May 20, 2025

Print John Ellison

☐ Unattested

(verified by)

Sign John Ellison

(Grantor/Grantee/ Owner/ Agent) circle one

Form RT-1