


This instrument prepared by:
T. David Roper
Attorney at Law
101 Clairmont Road
Sterrett, AL 35147

Send tax notice to:
Janet and Michael Morman
466 Reach Drive
Birmingham, AL 35242

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**


20251002000304370 1/3 \$300.00
Shelby Cnty Judge of Probate, AL
10/02/2025 02:01:20 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ten and no/100 dollars (\$10.00), in hand paid by the Grantees herein, the receipt and sufficiency whereof is acknowledged, I, Janet R. Morman, (hereinafter referred to as Grantor), grant, bargain, sell and convey unto, Janet R. Morman and her husband, Michael W. Morman, (hereinafter referred to as Grantees), to have and to hold the same for and during their joint lives and upon the death of either of them then to the survivor in fee simple, and to the heirs and assigns of such survivor, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to wit:

Lot 104, according to the Final Plat of Narrows Reach, Phase 2, as recorded in Map Book 30, Page 58 A & 58 B, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Together with the nonexclusive easement to use the Common Areas as more particularly described in The Narrows Residential Declaration of Covenants, Conditions and Restrictions recorded as Inst. #2000-9755 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as the "Declaration").

Mineral and mining rights not owned by Grantor. Subject to all easements, restrictions and rights of way of record.

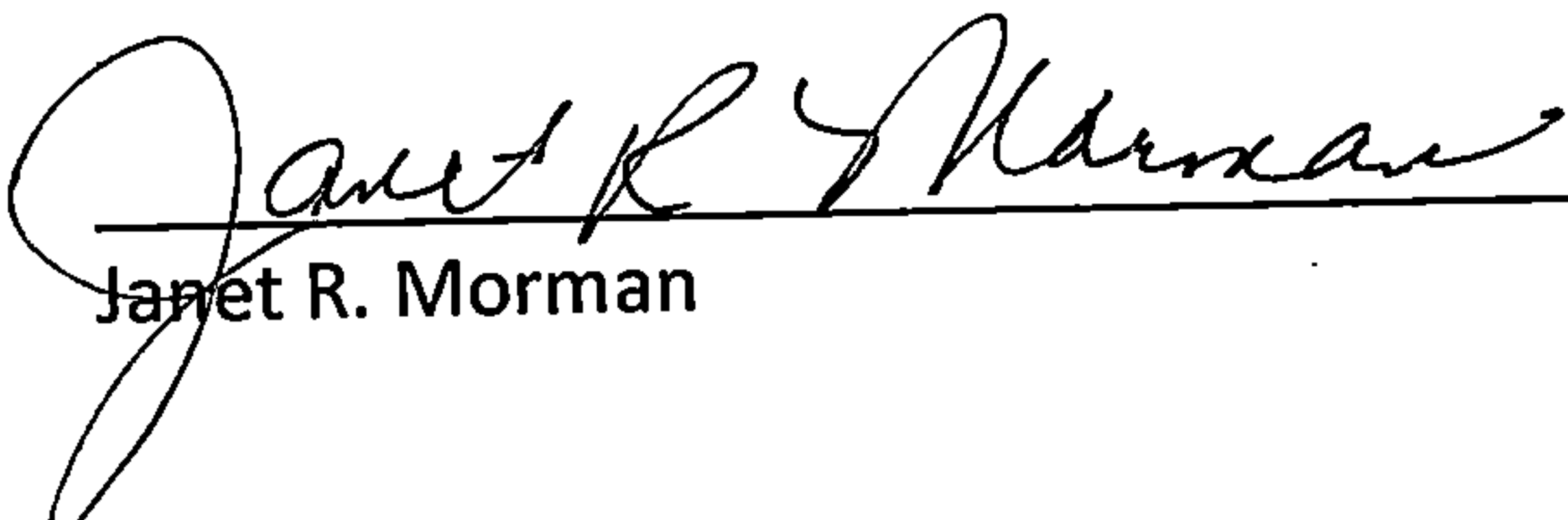
This document prepared without benefit of title search by preparer.

Legal description provided by Grantor.

The Grantor does for himself/herself, his/her heirs and assigns, covenant with Grantee, his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted herein; that he/she has a good right to sell and convey the same as aforesaid; and that he/she will, and his/her executors, administrators shall warrant and defend the same to said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set her signature and seal on this the 2 day of October, 2025.

Shelby County, AL 10/02/2025
State of Alabama
Deed Tax: \$272.00


Janet R. Morman

STATE OF ALABAMA
COUNTY OF SHELBY



20251002000304370 2/3 \$300.00
Shelby Cnty Judge of Probate, AL
10/02/2025 02:01:20 PM FILED/CERT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Janet R. Morman, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 2 day of October, 2025.

NOTARY PUBLIC

My Commission Expires: 11/19/2028

Real Estate Sales Validation Form

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

Grantor's Name Janet R. Morman
Mailing Address 466 Reach Drive
Birmingham, AL 35242

Grantee's Name Janet R. Morman and Michael W. Morman
Mailing Address 466 Reach Drive
Birmingham, AL 35242

Property Address 466 Reach Drive
Birmingham, AL 35242

Date of Sale 10/02/2025
Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$ 271,900



20251002000304370 3/3 \$300.00
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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 Tax Assessment

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 _____

Print T. David Roper

Unattested _____

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1