


THIS INSTRUMENT PREPARED BY:
Terry M. Cromer Law, LLC
P.O. Box 1120
Moody, AL 35004

SEND TAX NOTICE TO:
Tara D. Bailey
2528 Single Tree Circle
Birmingham, AL 35242

This instrument was prepared without benefit of a Title Insurance Commitment or without request for other title examination. The legal description was furnished by the Grantor. Preparer makes no warranties regarding correctness of legal description.

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY


20251010000313920 1/2 \$331.00
Shelby Cnty Judge of Probate, AL
10/10/2025 03:19:11 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Ten Dollars and no cents (\$10.00), and other valuable consideration, to the undersigned Grantor in hand paid by the Grantee herein, the receipt and adequacy whereof is acknowledged, I, Paula W. Farrell, a single woman (hereinafter referred to as Grantor), do hereby grant, bargain, sell and convey unto Scott E. Bailey and wife, Tara F. Bailey (herein referred to as Grantee), as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 33, according to the survey of Wagon Trace, as recorded in Map Book 6, Page 140, in the Probate Office of Shelby County, Alabama.

This conveyance is hereby made subject to restrictions, easements and rights of way of record in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD to the said GRANTEE in fee simple, and to their heirs and assigns forever.

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

IN WITNESS WHEREOF, I have set my hand and seal this 10 day of October, 2025. ^{SN}

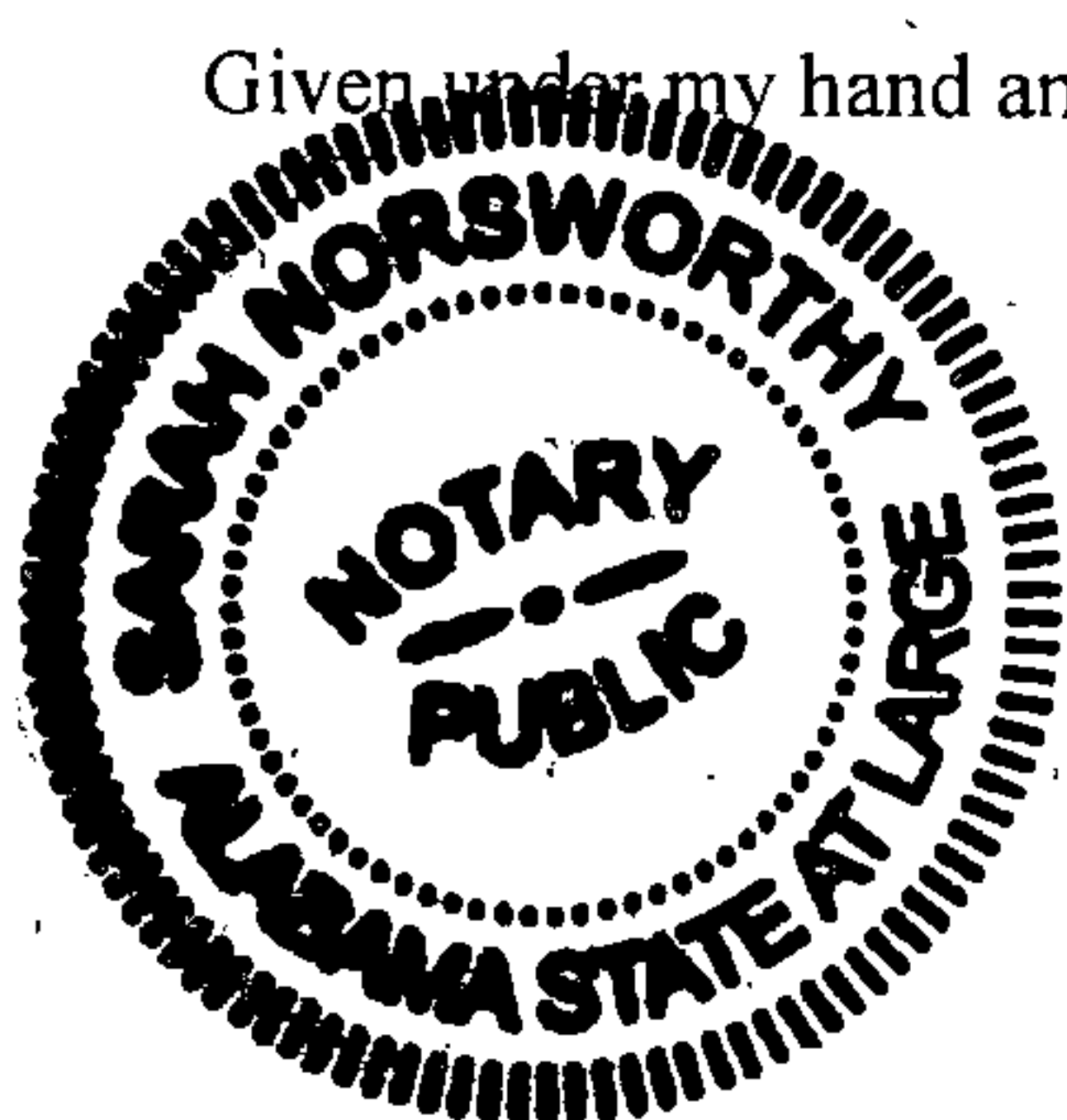

PAULA W. FARRELL, Grantor

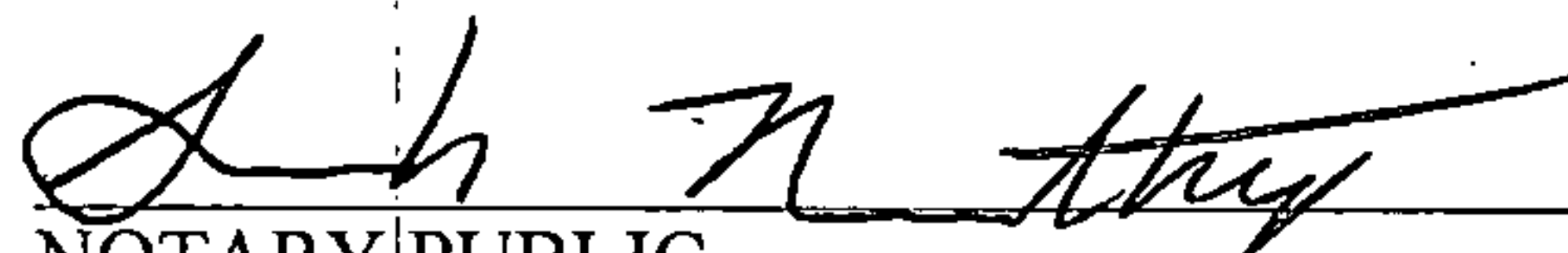
STATE OF ALABAMA)
SHELBY COUNTY)

GENERAL ACKNOWLEDGMENT

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Paula W. Farrell, 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.

Given under my hand and official seal this 10 day of October, 2025. ^{SN}




NOTARY PUBLIC
My Commission Expires 2/10/27

Shelby County, AL 10/10/2025
State of Alabama
Deed Tax: \$306.00

Real Estate Sales Validation Form

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

Grantor's Name Paula Farrell
Mailing Address 4662 Lake Valley Dr.
Hoover, AL 35244

Grantee's Name Tara Bailey and Scott
Mailing Address 2528 Singletree Bailey
Circle
Birmingham, AL

Property Address 2528 Singletree Circle
Birmingham, AL
35242

Date of Sale 35242

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$ 305720.00

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

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

Tara Bailey

Sign

Tara Bailey

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)



20251010000313920 2/2 \$331.00
Shelby Cnty Judge of Probate, AL
10/10/2025 03:19:11 PM FILED/CERT

Form RT-1