

20251107000343980 1/3 \$343.50
Shelby Cnty Judge of Probate, AL
11/07/2025 03:57:33 PM FILED/CERT

This Instrument Prepared by:
Lynn Campisi, Esq.
Lynn Campisi, P. C.
3016 Pump House Road
Birmingham, Alabama 35243

Send Tax Notice To:
Laurita M Miller
Mark Teachman
146 Sugarberry Dr
Maylene AL 35114

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

Know all Men by These Presents, that in consideration of one dollar and other good and valuable consideration to the undersigned GRANTOR (whether one or more), in hand paid by the GRANTEE herein, the receipt where is acknowledged, **Laurita M. Miller**, a married woman conveying homestead property (along with her spouse, Mark Teachman, who hereby acknowledges this conveyance) (herein referred to as grantor) does grant, bargain, sell and convey unto **Laurita M. Miller and Mark Teachman**, as tenants in common (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 133, according to the survey of Lake Forest, First Sector, as recorded in Map Book 24, Page 62, in the Probate Office of Shelby County, Alabama.

Subject to: All easements, restrictions and rights of way of record

This property is the homestead of Grantor and Grantor's spouse. By signing, the Grantor's spouse, Mark Teachman, consents to the conveyance.

NO TITLE OPINION GIVEN.

This instrument is prepared without evidence of title condition or survey. There is no representation as to title or matters that might be revealed by survey, inspection or examination of title by the preparer of this instrument.

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

Shelby County, AL 11/07/2025
State of Alabama
Deed Tax: \$315.50



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IN WITNESS WHEREOF, I/We have hereunto set my/our hand(s) and seal(s) this 23rd day of October, 2025.

Laurita M. Miller
Laurita M. Miller

Mark Teachman

Mark Teachman

ACKNOWLEDGMENT

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **Laurita M. Miller and Mark Teachman**, who are married to each other and whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23rd day of October 2025.



Real Estate Sales Validation Form

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

Grantor's Name Laurita M. Miller
Mailing Address _____
146 Sugarberry Drive
Maylene, AL 35114

Grantee's Name Laurita M. Miller
Mailing Address Mark Teachman
146 Sugarberry Drive
Maylene, AL 35114

Property Address 146 Sugarberry Drive
Maylene, AL 35114

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$315,100.00

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 ☐ Appraisal
☐ Sales Contract ☒ Other Tax Assessor Value
☐ 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

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 10/23/25

Print Lynn Campisi

☐ Unattested _____
(verified by)

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one