



20151020000365400 1/3 \$23.50
Shelby Cnty Judge of Probate, AL
10/20/2015 08:46:18 AM FILED/CERT

Send tax notice to:
Erica Seay & Arthur Seay
2072 Highview Way
Calera, AL 35040

This instrument prepared by:
Stewart & Associates, P.C.
3595 Grandview Pkwy, #645
Birmingham, Alabama 35243

State of Alabama
County of Shelby

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Seventy Thousand and 00/100 Dollars (\$170,000.00) in hand paid to the undersigned **Daniel Howell, a married man and Jacob Tubbs, a married man** (hereinafter referred to as "Grantors"), by **Erica Seay and Arthur Seay** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 984 according to the Survey of Waterford Highlands Sector 4, Phase 2 as recorded in Map Book 36, Page 15A and 15B in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2015 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD. ALL OUTSTANDING RIGHTS OF REDEMPTION WHICH MIGHT ARISE FROM THAT CERTAIN FORECLOSURE DEED RECORDED IN INST NO 20141029000341110 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. SAID RIGHT OF REDEMPTION EXPIRING ON OCTOBER 22, 2015.

\$166,920.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

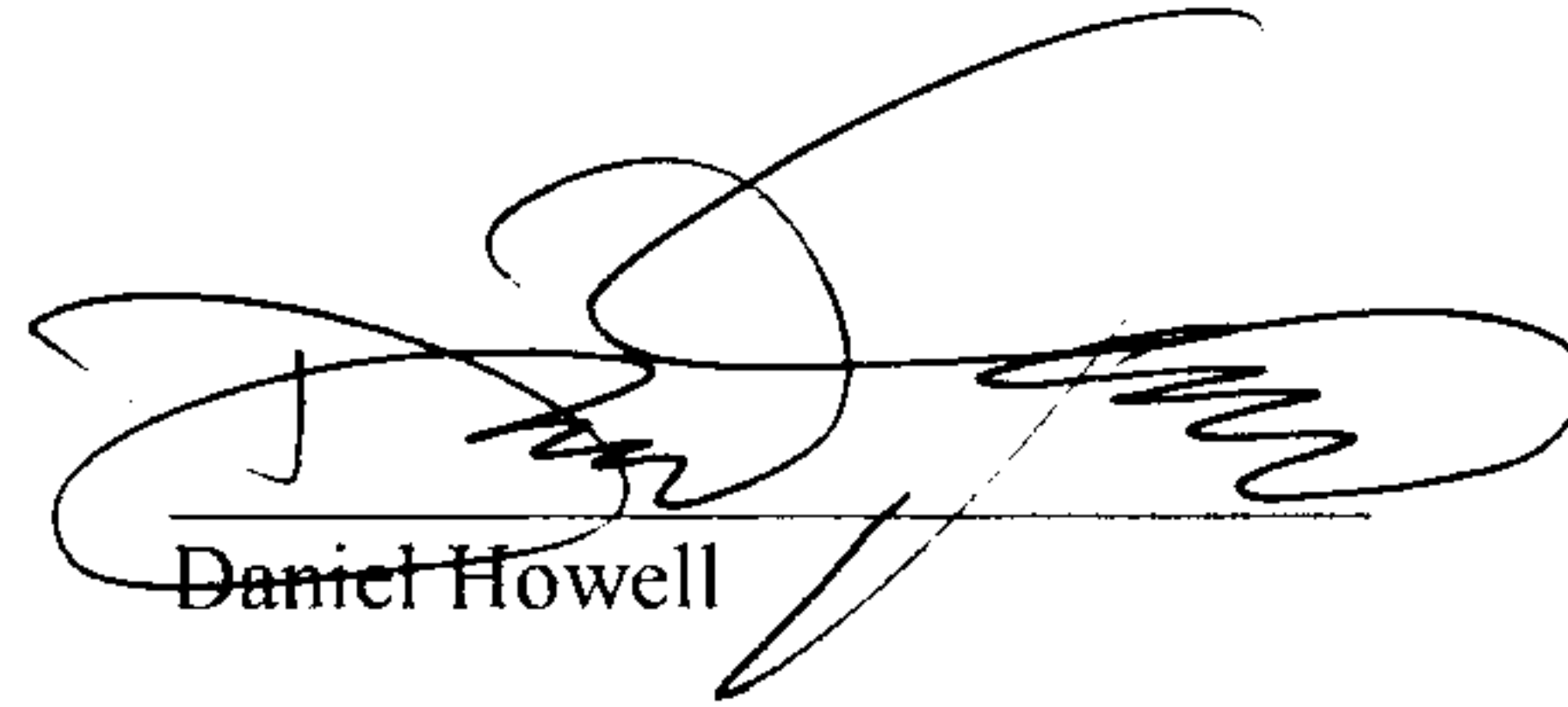
The property being conveyed herein does not constitute the homestead of the Grantors nor the homestead of the Grantor's spouses.

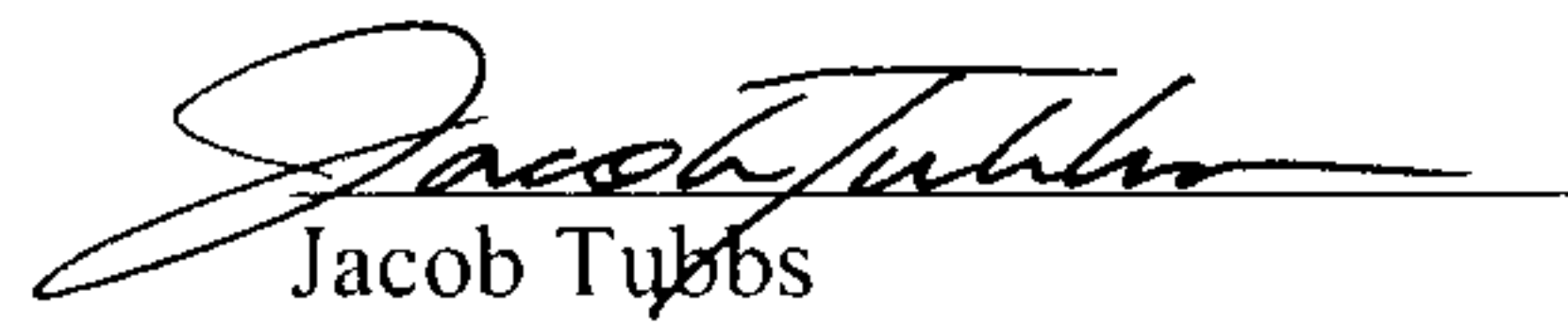
TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that it is free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, 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, Grantors, Daniel Howell and Jacob Tubbs have hereunto set their signatures and seals on October 15, 2015.


Daniel Howell

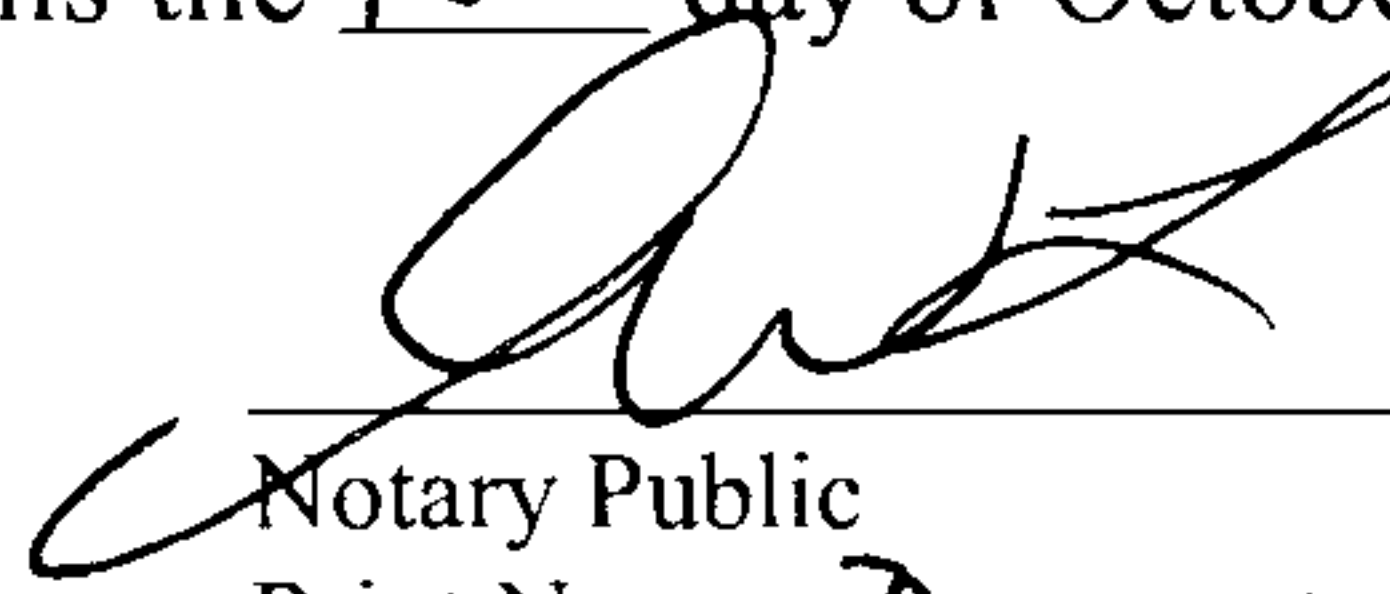

Jacob Tubbs


STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Daniel Howell, a married man and Jacob Tubbs, a married man, 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 the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 15TH day of October, 2015.

(NOTARIAL SEAL)


Notary Public
Print Name: DAVID W. LEWIS
Commission Expires:
3/25/17


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Real Estate Sales Validation Form

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

Grantor's Name DAVID HOWELL / JACOB TUBBS
Mailing Address 130 MARLSTONE PRNC
HELENA, AL 35080

Grantee's Name ERICA & ARTHUR SEAY
Mailing Address 2072 HIGHVEW WAY
CALERA AL 35040

Property Address 2072 HIGHVEW WAY
CALERA AL 35040

Date of Sale 10-15-15

Total Purchase Price \$ 170,000

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
 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 10-15-15

Print DAVID W. LEWIS

Unattested _____

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

