


Send tax notice to:
Donald R. Weldon and Joyce R. Weldon
157 Tanglewood Drive
Alabaster, AL 35007

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

State of Alabama
County of Shelby

WARRANTY DEED


20160204000037060 1/3 \$230.00
Shelby Cnty Judge of Probate, AL
02/04/2016 01:24:53 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Ten Thousand and 00/100 Dollars (\$210,000.00) in hand paid to the undersigned **Brian Anthony Strange and Ginger Cheri Strange, Husband and Wife** (hereinafter referred to as "Grantors"), by **Donald R. Weldon and Joyce R. Weldon** (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 56, according to the Survey of Final Plat of Tanglewood By the Creek, as recorded in Map Book 35, Page 36, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

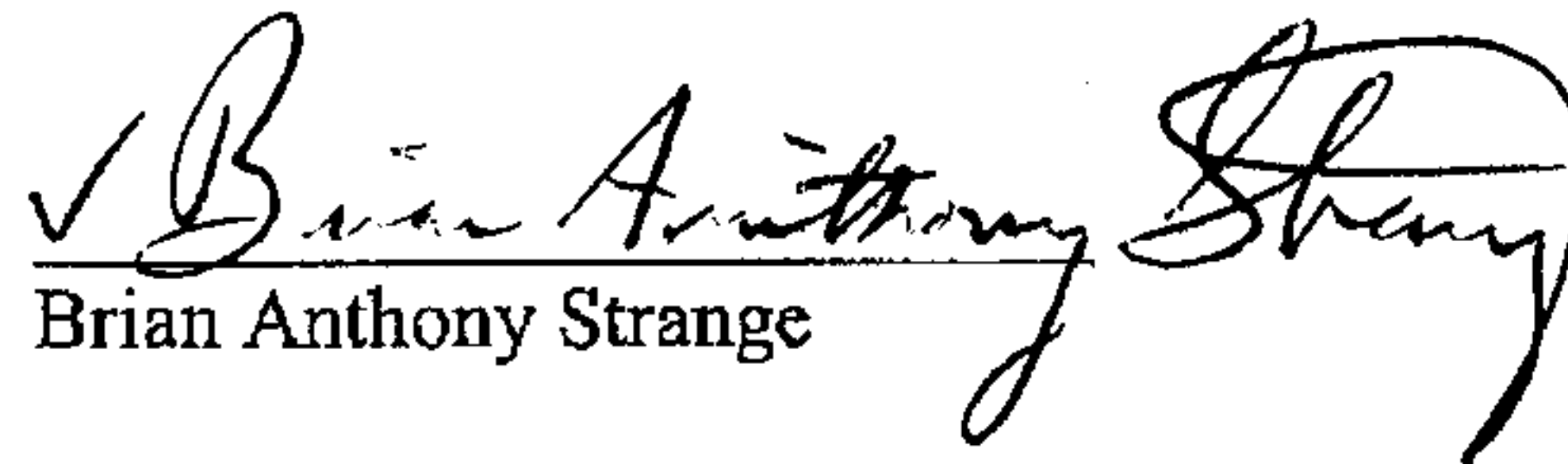
ADVALOREM TAXES DUE OCTOBER 01, 2016 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

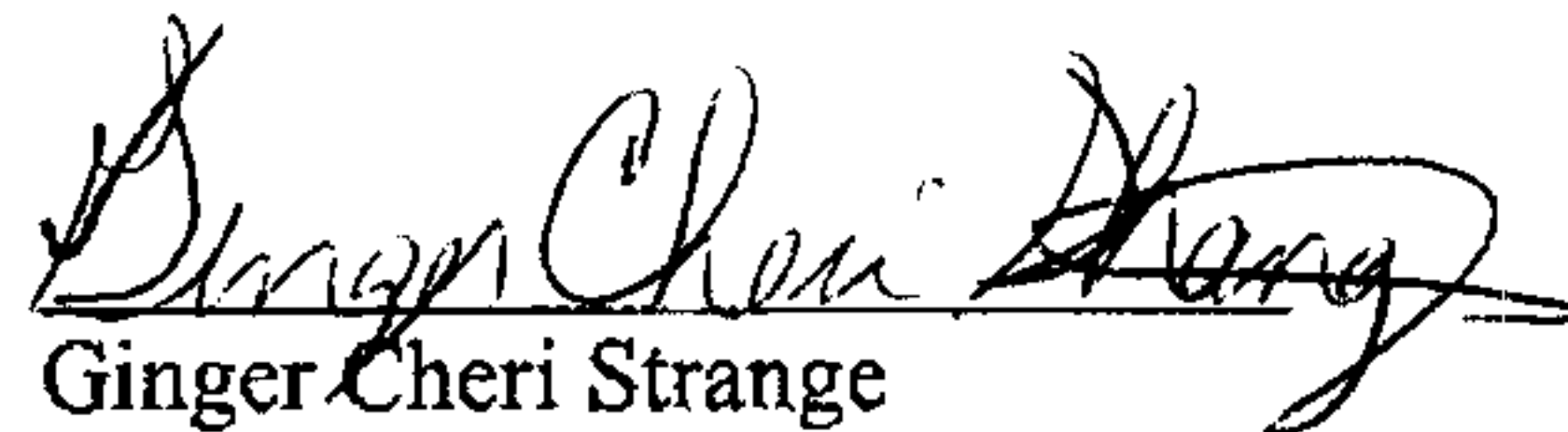
TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

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.

Shelby County, AL 02/04/2016
State of Alabama
Deed Tax: \$210.00

IN WITNESS WHEREOF, Grantors Brian Anthony Strange and Ginger Cheri Strange have hereunto set their signatures and seals on January 26, 2016.

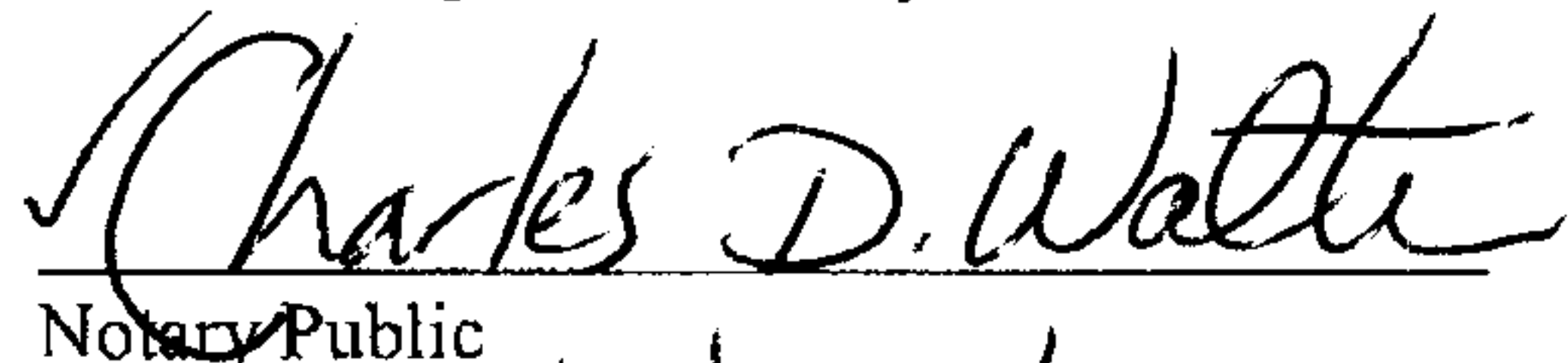

Brian Anthony Strange


Ginger Cheri Strange

STATE OF
COUNTY OF

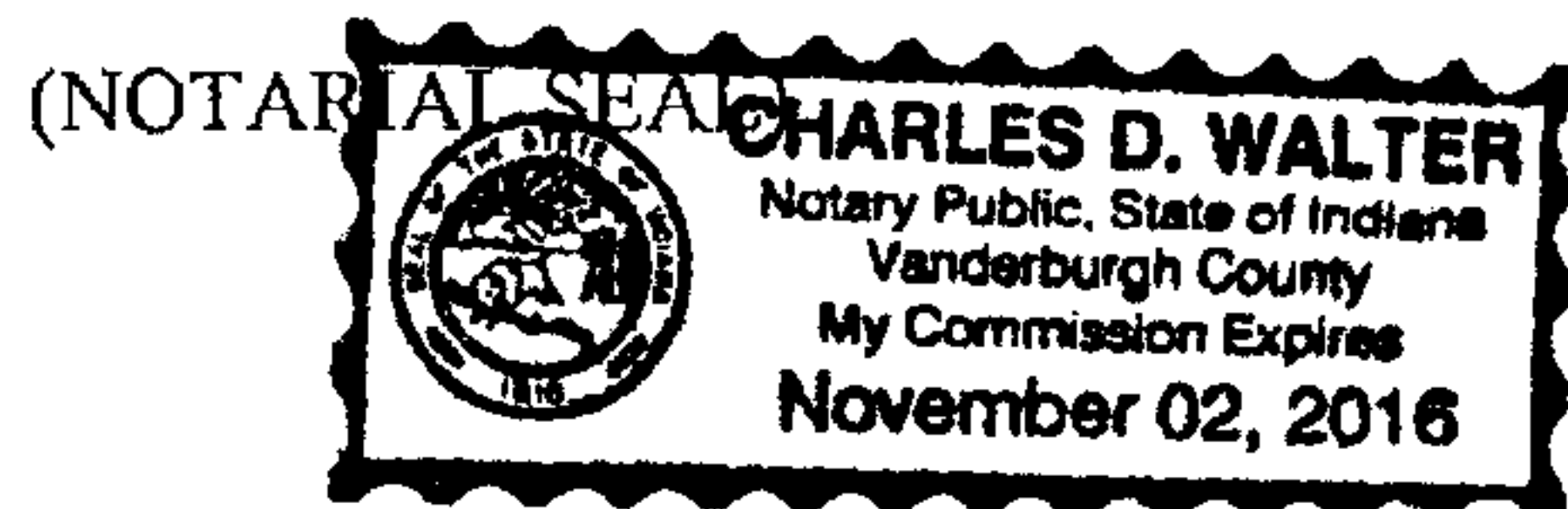
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Brian Anthony Strange and Ginger Cheri Strange, Husband and Wife, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the 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 26 day of January, 2016.


Notary Public

Print Name: Charles Walter

Commission Expires: November 2, 2016



20160204000037060 2/3 \$230.00
Shelby Cnty Judge of Probate, AL
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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 BRIAN ANTHONY STRANGE AND GINGER CHERIE STRANGE Grantee's Name DONALD R. WELDON AND JOYCE R. WELDON
Mailing Address 3155 DEER POINT DRIVE Mailing Address 157 TANGLEWOOD DRIVE
NEWBURGH, IN 47630 ALABAMA AL 35007

Property Address 157 TANGLEWOOD DRIVE Date of Sale 1-28-16
ALABAMA AL 35007 Total Purchase Price \$ 210,000
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 ☐ Appraisal
☒ Sales Contract ☐ 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 1/28/16 Print DAVID W. LEWIS
Unattested _____ Sign [Signature]
(verified by) (Grantor/Grantee/Owner/Agent) circle one

Form RT-1

