

This Instrument was Prepared by:

Send Tax Notice To: Ryan Howard

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

13 Monte Verde Lane
Montevallo AL 35115

File No.: S-16-22930

WARRANTY DEED



20160722000256760 1/2 \$20.50
Shelby Cnty Judge of Probate, AL
07/22/2016 08:38:39 AM FILED/CERT

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Eighteen Thousand Five Hundred Dollars and No Cents (\$118,500.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **James Michael Arnold**, a married man (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Ryan Howard** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama,; to wit;

Lot 13, according to the survey of Monte Verde, as recorded in Map Book 6, Page 66, in the Probate Office of Shelby County, Alabama.
Situated in Shelby County, Alabama.

Property may be subject to 2015 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded. This property constitutes no part of the homestead of the grantors herein.

\$116,353.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 10th day of June, 2016.

James Michael Arnold
James Michael Arnold

Shelby County, AL 07/22/2016
State of Alabama
Deed Tax: \$2.50

State of Alabama

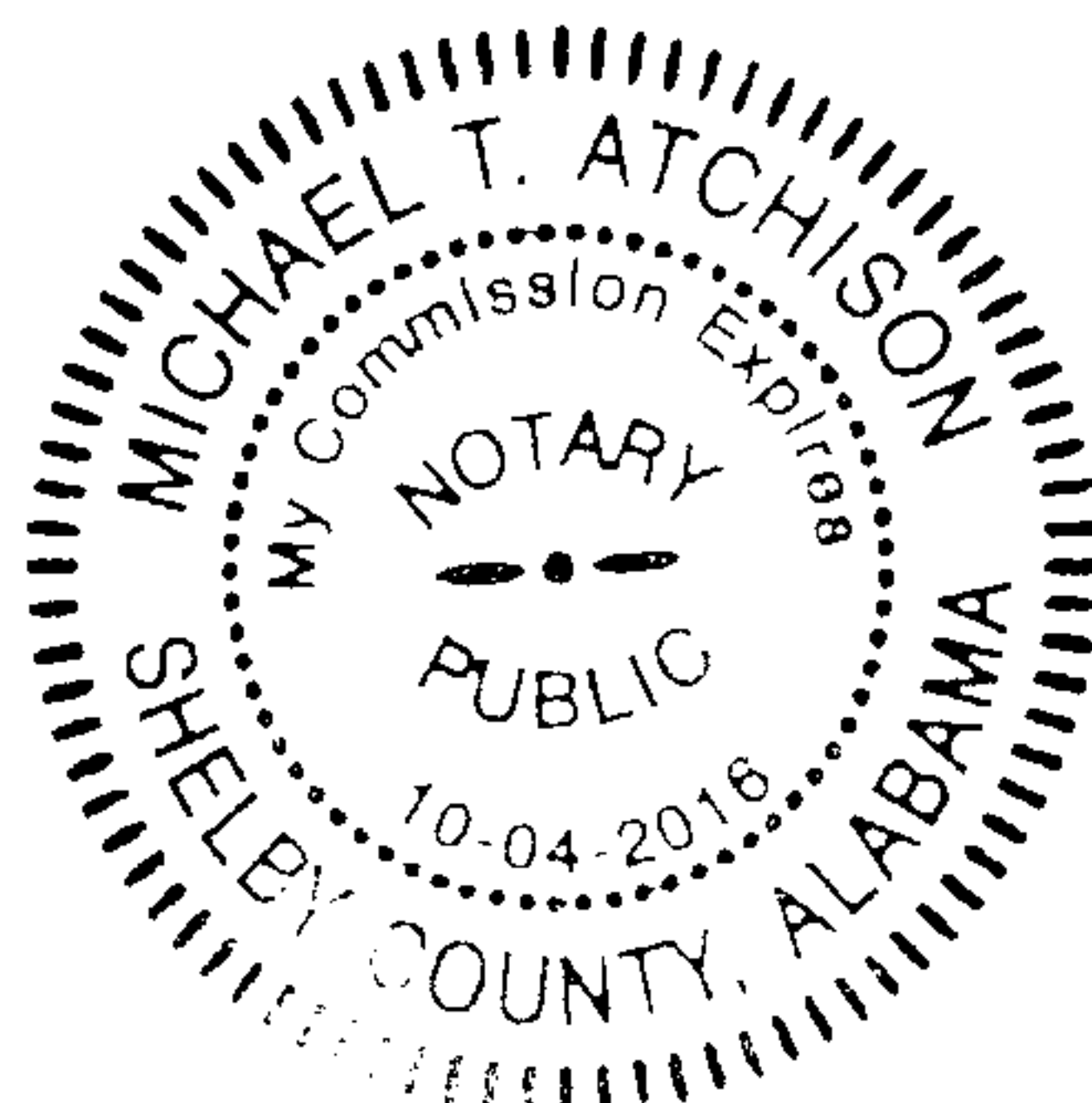
County of Shelby

I, , a Notary Public in and for the said County in said State, hereby certify that James Michael Arnold, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 10th day of June, 2016.

Michael T. Atchison
Notary Public, State of Alabama

My Commission Expires: 10/4/2016



Real Estate Sales Validation Form

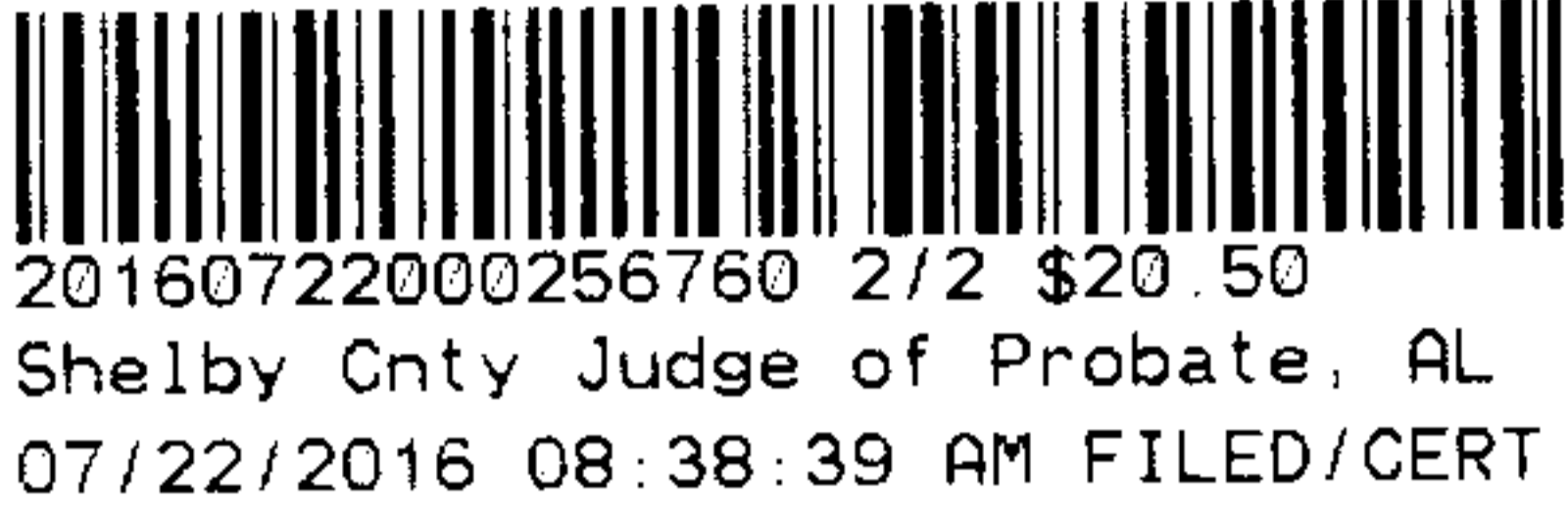
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name James Michael Arnold
Mailing Address 145 Southern Hills Dr, AL Madisonville Tenn 37354

Grantee's Name Ryan Howard
Mailing Address 13 Monte Verde Lane, AL Montevallo AL 35115

Property Address 13 Monte Verde Lane
Montevallo AL 35115

Date of Sale June 10, 2016
Total Purchase Price \$118,500.00



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
XX 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 of 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 June 10, 2016

Print James Michael Arnold

Unattested (verified by)

Sign James Michael Arnold (Grantor/Grantee/Owner/Agent) circle one