

This instrument was prepared by:  
Mark E. Gualano, Attorney  
701 Chestnut Street  
Vestavia Hills, AL 35216

Send Tax Notices to:  
Shelby E. Rodda  
2523 Forest Lakes Lane  
Sterrett, AL 35147

**20170508000158090**

**05/08/2017 10:35:23 AM**

**DEEDS 1/3**

**WARRANTY DEED**

STATE OF ALABAMA)  
)  
JEFFERSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Forty Five Thousand Seven Hundred Fifty and No/100 Dollars (\$145,750.00)**, to the undersigned grantor(s) (whether one or more), in hand paid by the grantee(s) herein, the receipt and sufficiency of which is hereby acknowledged, I or we, **Brittany L. Benton McCants and James M. McCants, Wife and Husband** (herein referred to as grantor(s), whether one or more), grant, bargain, sell and convey unto **Shelby E. Rodda**, (herein referred to as grantee(s), whether one or more), the following described real estate, situated in Shelby County, Alabama to-wit:

**Lot 681A, according to the Survey of Lots 680, 681 and 682 Forest Lakes 12<sup>th</sup> Sector, as recorded in Map Book 42, Page 140, in the Probate Office of Shelby County, Alabama.**

**SUBJECT TO:**

1. Advalorem taxes for the current tax year.
2. Easements, restrictions, reservations and conditions of record.

\$143,109.00 of the purchase price recited above was paid from the proceeds of a purchase money mortgage closed simultaneously herewith.

Brittany L. Benton McCants and Brittany L. Benton are one and the same person.

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

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her their, it's heirs, successors and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/(we) have hereunto set my (our) hand(s) and seal(s) this 4<sup>th</sup> day of May, 2017.

 (SEAL)  
Brittany L. Benton McCants

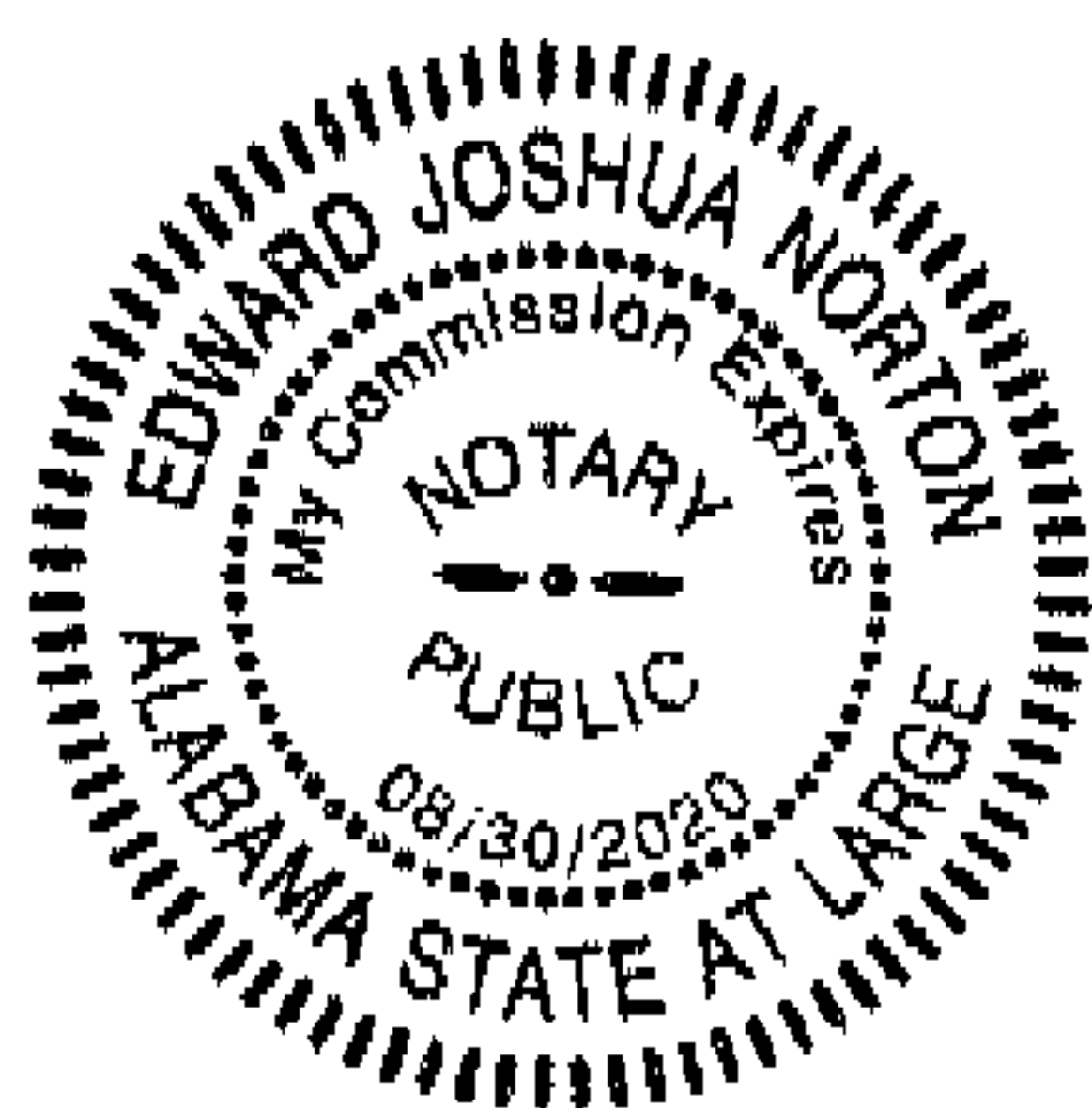
 (SEAL)  
James M. McCants

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Brittany L. Benton McCants and James M. McCants, Wife and Husband**, 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 4<sup>th</sup> day of May, 2017.



  
Notary Public

My commission expires: 8-30-2020

Real Estate Sales Validation Form

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

Grantor's Name	Brittany L. Benton McCants James M. McCants	Grantee's Name	Shelby E. Rodda
Mailing Address	2523 Forest Lakes Lane Sterrett, AL 35147	Mailing Address	521 Hidden Ridge Chelsea, AL 35043
Property Address	2523 Forest Lakes Lane Sterrett, AL 35147	Date of Sale	May 04, 2017
		Total Purchase Price	\$145,750.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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 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 \_\_\_\_\_

Print Shelby E. Rodda

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
05/08/2017 10:35:23 AM  
\$24.00 CHERRY  
20170508000158090

*[Signature]*