

Send tax notice to:
Tra Richardson & Ashlyn Richardson
542 Walker Road
Pelham, AL 35124
PEL1700226

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

State of Alabama
County of Shelby

20170516000169230
05/16/2017 10:42:48 AM
DEEDS 1/3

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Twenty Eight Thousand Five Hundred and 00/100 Dollars (\$128,500.00) **the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned Robert Chadwick Fitch, a married man whose mailing address is: 3709 Woodvale Rd. Mountain Brook, AL 35223** (hereinafter referred to as "Grantor"), by Tra Richardson and Ashlyn Richardson (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, 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 210, according to the Survey of The Village at Stonehaven, Phase 2, as recorded in Map Book 26, Page 126, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2017 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.
MINING AND MINERAL RIGHTS EXCEPTED.

\$126,172.00 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 Grantor nor the homestead of the Grantor's spouse.

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

The Grantor does for himself, his heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that he is 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 he will, and his 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.

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IN WITNESS WHEREOF, Grantor Robert Chadwick Fitch has hereunto set his signature and seal on May 15, 2017.

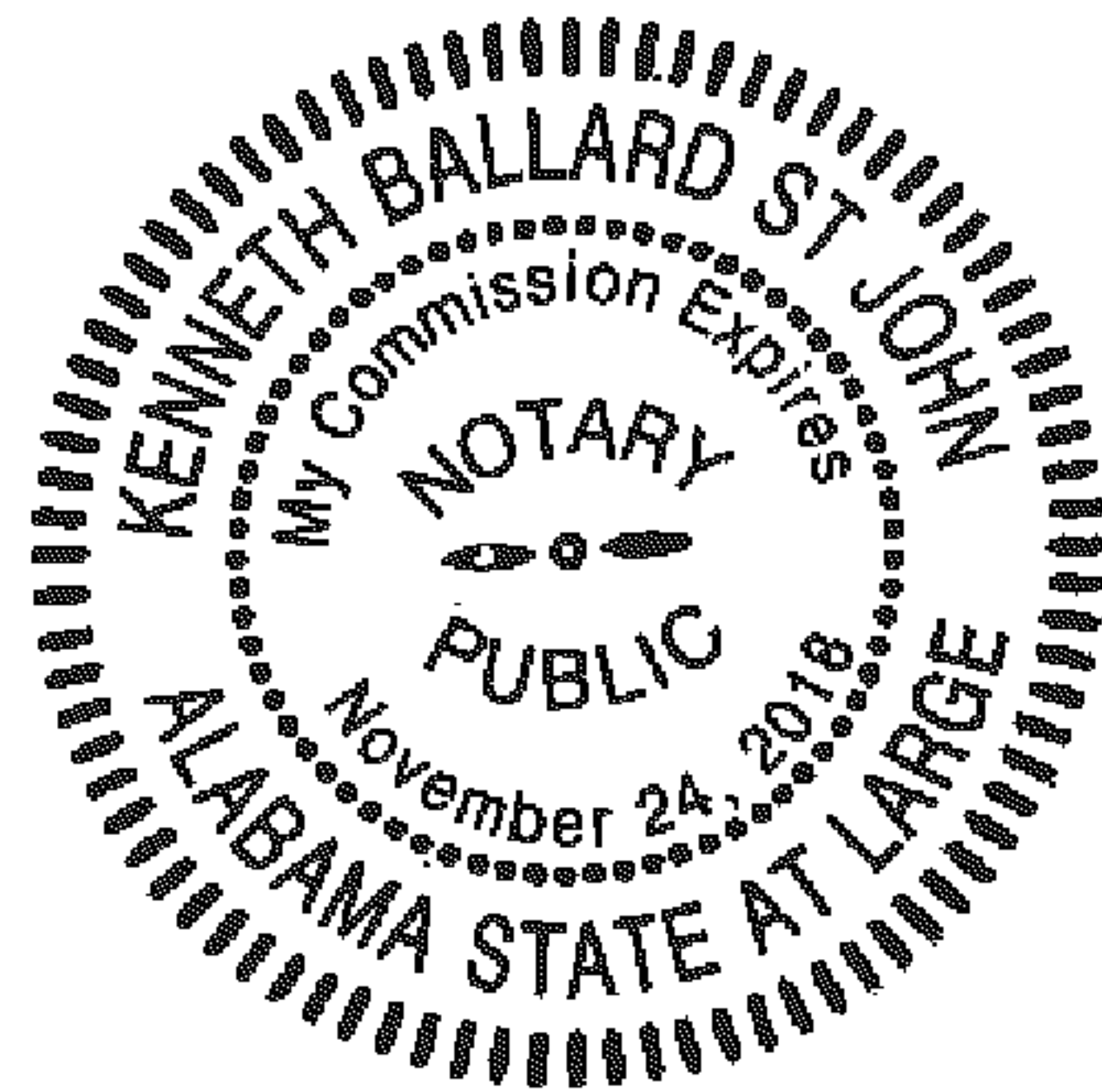
Robert Chadwick Fitch
Robert Chadwick Fitch

STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Robert Chadwick Fitch, a ~~un~~ ^{was} married man whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 15th day of May, 2017.

(NOTARIAL SEAL)



Kenneth Ballard St John
Notary Public
Print Name: *Kenneth Ballard St John*
Commission Expires: *11/24/2018*

Real Estate Sales Validation Form

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

Grantor's Name Robert Chadwick III
Mailing Address 3709 Woodvale Rd
North Brook AL 35203

Grantee's Name Tracy Richard
Mailing Address Ashlyn Richardson
542 Walker Rd
Pelham AL 35294

Property Address 542 Walker Rd
Pelham AL 35294

Date of Sale 5/15/17
Total Purchase Price \$ 128,500

Actual Value \$ _____
or
Assessor's Market Value \$ _____

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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 5/15/17

Print Kenneth B. St. John

Unattested

(verified by)

Sign [Signature]

(Grantor/Grantee/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
05/16/2017 10:42:48 AM
\$23.50 CHERRY
20170516000169230

[Signature]