

DEL 1700321

Send tax notice to:
Julie M. Sears
209 Village Street
Birmingham, AL 35242

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

STATE OF ALABAMA
Shelby COUNTY

20170522000177920
05/22/2017 01:13:31 PM
DEEDS 1/3

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Fifty Two Thousand and 00/100 Dollars (\$252,000.00) in hand paid to the undersigned, **Carol A. Lee**, an unmarried woman (hereinafter referred to as "Grantor"), by **Julie M. Sears** (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 3, according to the Survey of Amended Map Greystone Village, Phase 1, as recorded in Map Book 20, Page 32, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

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

\$239,400.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A
MORTGAGE LOAN.

The Grantor does for herself, her heirs and assigns, covenant with Grantee, her heirs, executors, administrators and assigns, that she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that she has a good right to sell and convey the same as aforesaid; and that she will, and her heirs, executors, administrators shall warrant and defend the same to the said Grantee, her heirs and assigns forever, against the lawful claims of all persons.

TO HAVE AND TO HOLD to Grantee, her heirs, executors, administrators and assigns
forever.

IN WITNESS WHEREOF, Grantor has set his/her signature and seal on this, the 19th day of May, 2017.

*Carol A. Lee by her
attorney in fact
Kurt Alan Ross*

Carol A. Lee, by her attorney in fact, Kurt
Alan Ross

STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Kurt Alan Ross whose name as attorney in fact for Carol A. Lee, an unmarried woman 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 in his capacity as such attorney in fact and with full authority executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this, the 19th day of May, 2017

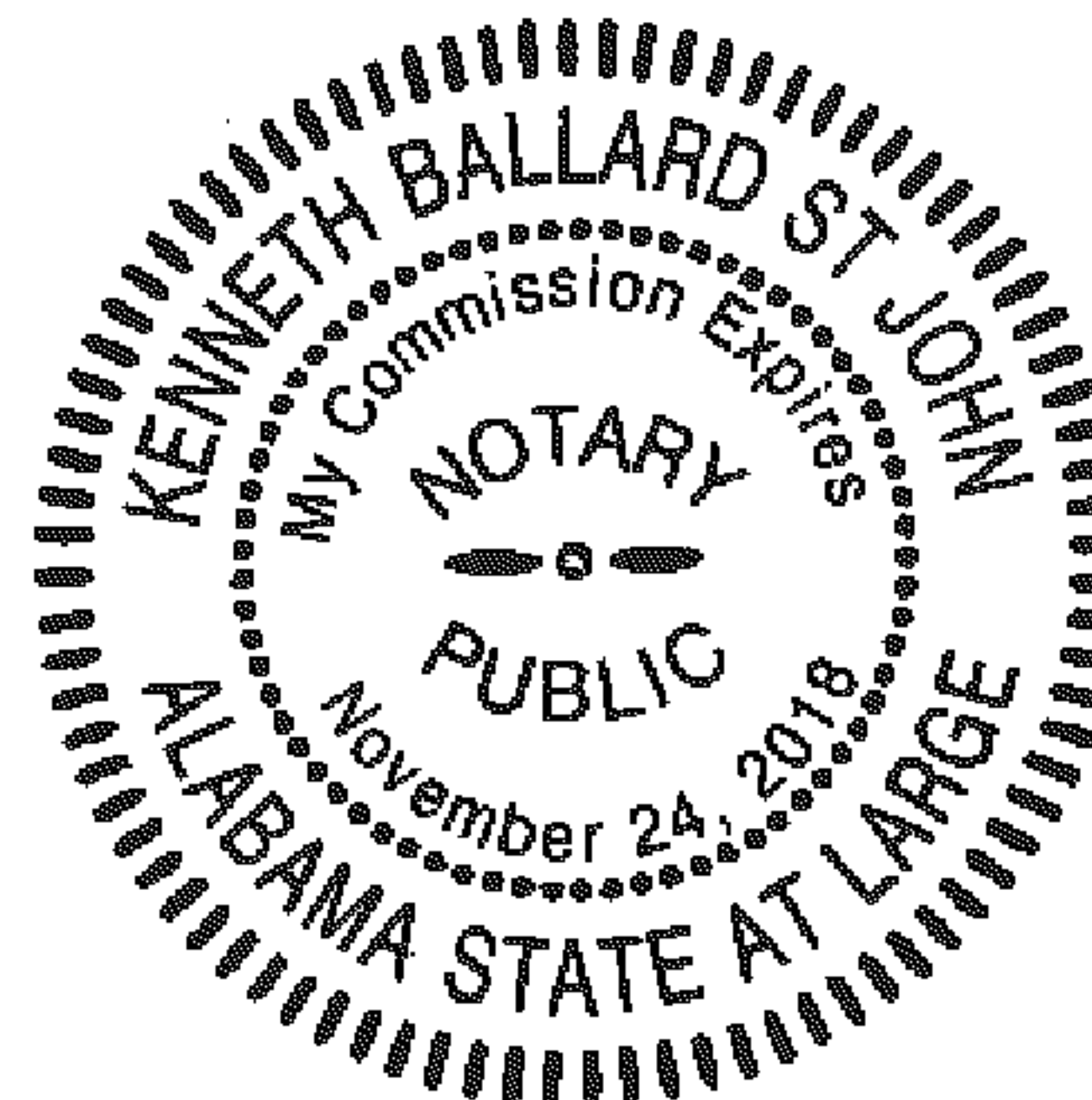
(Notary Seal)

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
Mailing Address

CAROL ALICE
258 S. HILLEGARY DR
BIRMINGHAM AL 35226

Grantee's Name
Mailing Address

JULIA M. SARR
209 VILLAGE ST
BIRMINGHAM AL 35209

Property Address

209 VILLAGE ST
BIRMINGHAM AL 35209

Date of Sale

5/19/17

Total Purchase Price \$

252,000

or
Actual Value

\$

or

Assessor's Market Value \$

20170522000177920 05/22/2017 01:13:31 PM DEEDS 3/3

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 5/19/17

Unattested

(verified by)

Print

Kenneth B. St. John

Sign

(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
05/22/2017 01:13:31 PM
\$34.00 CHERRY
20170522000177920

James W. Fuhrmeister