

Send tax notice to:
Julie L. Adams
1567 Applegate Lane
Alabaster, AL 35007

PEL 1700 313

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

STATE OF ALABAMA
Shelby COUNTY

WARRANTY DEED

20170524000181680
05/24/2017 12:47:12 PM
DEEDS 1/3

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Eighty Three Thousand and 00/100 Dollars (\$83,000.00) in hand paid to the undersigned, **John Robert Preston, a married man** (hereinafter referred to as "Grantor"), by **Julie L. Adams** (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 78, according to the Survey of Applegate Manor, as recorded in Map Book 9, Page 125 A, B & C, in the Probate Office of Shelby County, Alabama.

Together with all of the rights, privileges, easements and appurtenant ownership interest in and to premises previously conveyed by Applegate Realty, Inc. to Applegate Townhouse Association, Inc., by deed recorded in Real 65, Page 201, in the Probate Office of Shelby County, Alabama, and as more fully defined in the Declaration of Covenants, Conditions and Restrictions of Applegate Townhouse recorded in Real 63, page 634, 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.

\$81,496.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A FIRST MORTGAGE LOAN.

\$ 2490.00 of the consideration was paid from the proceeds of a second mortgage loan.

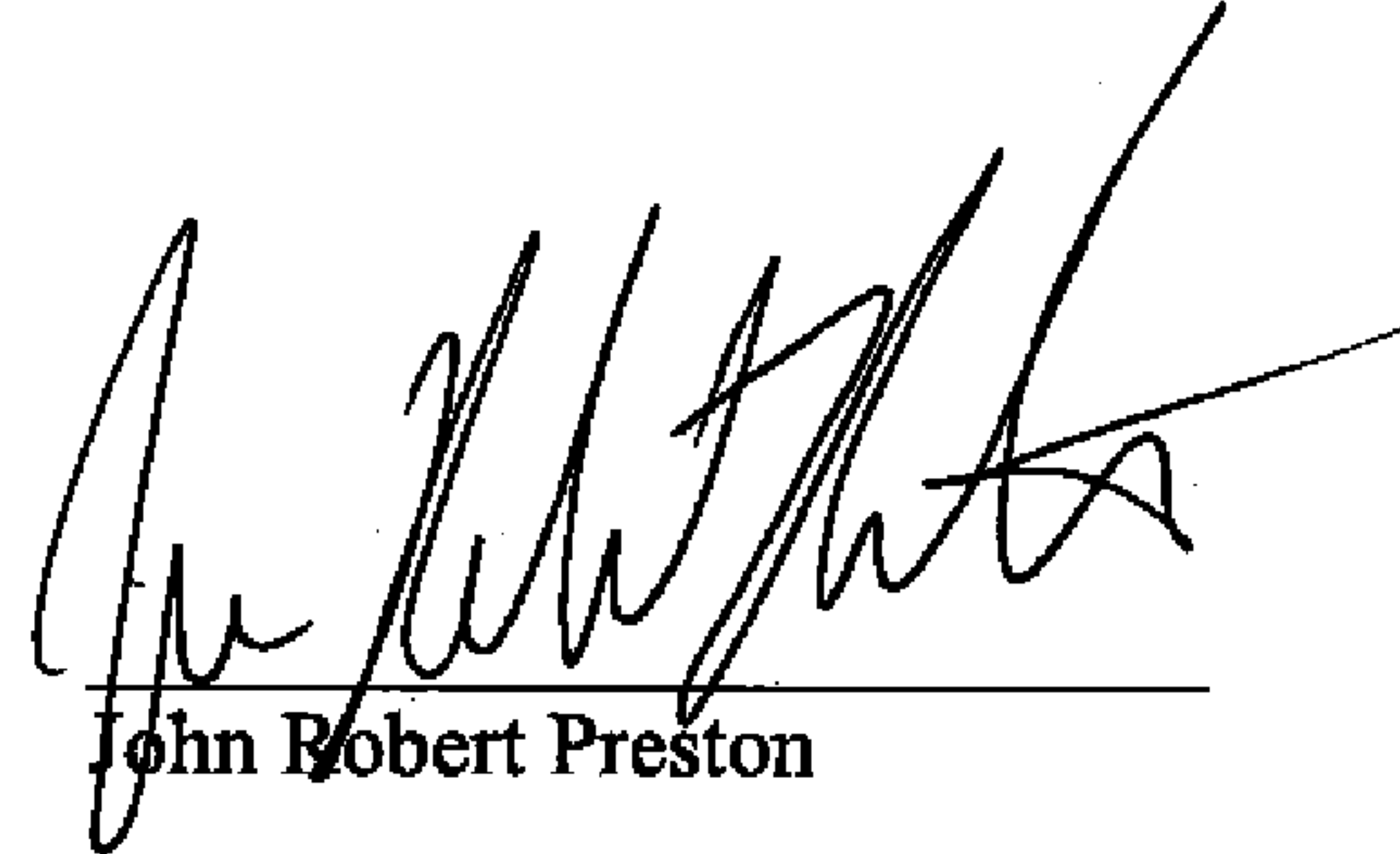
The property being conveyed herein does not constitute the homestead of the Grantor nor the homestead of the Grantor's spouse.

The Grantor does for himself, his heirs and assigns, covenant with Grantee, her 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 he has 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 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 signature and seal on this, the 22nd day of May, 2017.

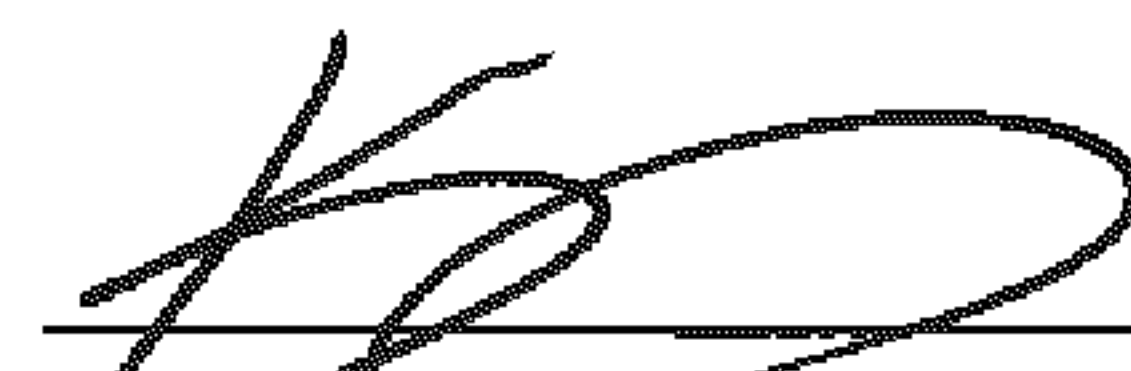

John Robert Preston

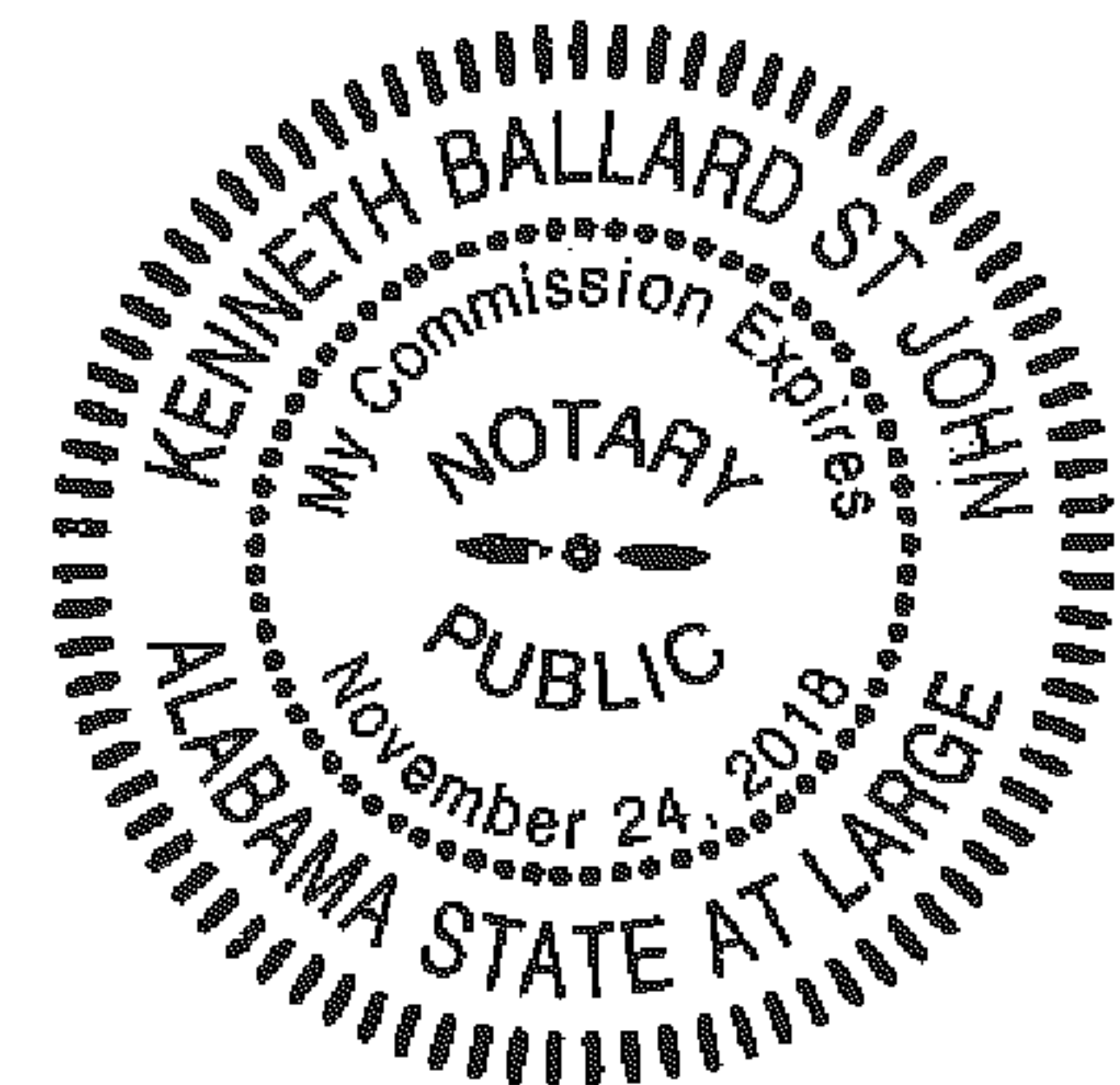
STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John Robert Preston, a married man, whose name is signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this, the 22nd day of May, 2017.

(Notary Seal)


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

John Robert Pickett
476 Montemorello
Birmingham AL 35244

Grantee's Name
Mailing Address

J. Liel Adon
1567 Applegate
Alabaster AL 35007

Property Address

1567 Applegate Ln.
Alabaster AL 35007

Date of Sale
Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$

20170524000181680 05/24/2017 12:47:12 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 5/22/17

Unattested

(verified by)

Print

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
05/24/2017 12:47:12 PM
\$22.00 CHERRY
20170524000181680

John Pickett