

20170705000237080
07/05/2017 10:55:50 AM
DEEDS 1/2

This Instrument was Prepared by:
Sherry J. Lucas
PO Box 366
Calera, AL 35040

Send Tax Notice To: Betty Compton
215 18th Street
Calera, AL 35040

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

Shelby County

That in consideration of the sum of **Eighty Six Thousand Six Hundred Dollars and No Cents (\$86,600.00)**, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Sherry J. Lucas, a single woman** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Betty Compton** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

Lots 9 and 10, in Block 94, according to J.H. Dunstan's Map of the Town of Calera, Alabama; being located in Shelby County, Alabama.

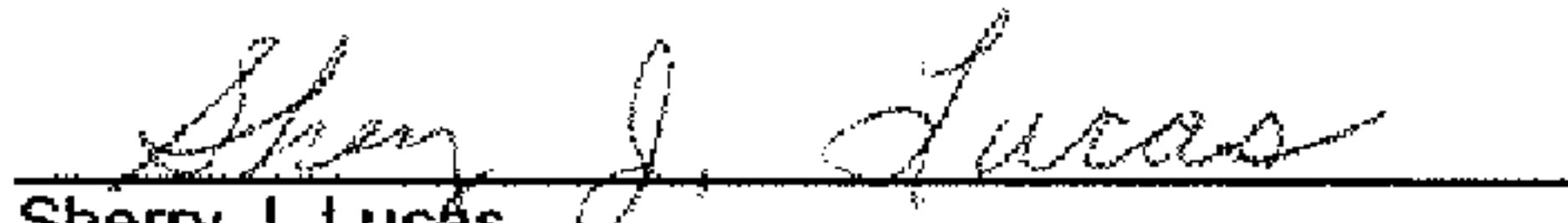
Property may be subject to all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$85,031.00 of the consideration herein is derived from a purchase money mortgage 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 30th day of June, 2017.


Sherry J. Lucas

State of Alabama

} General Acknowledgment

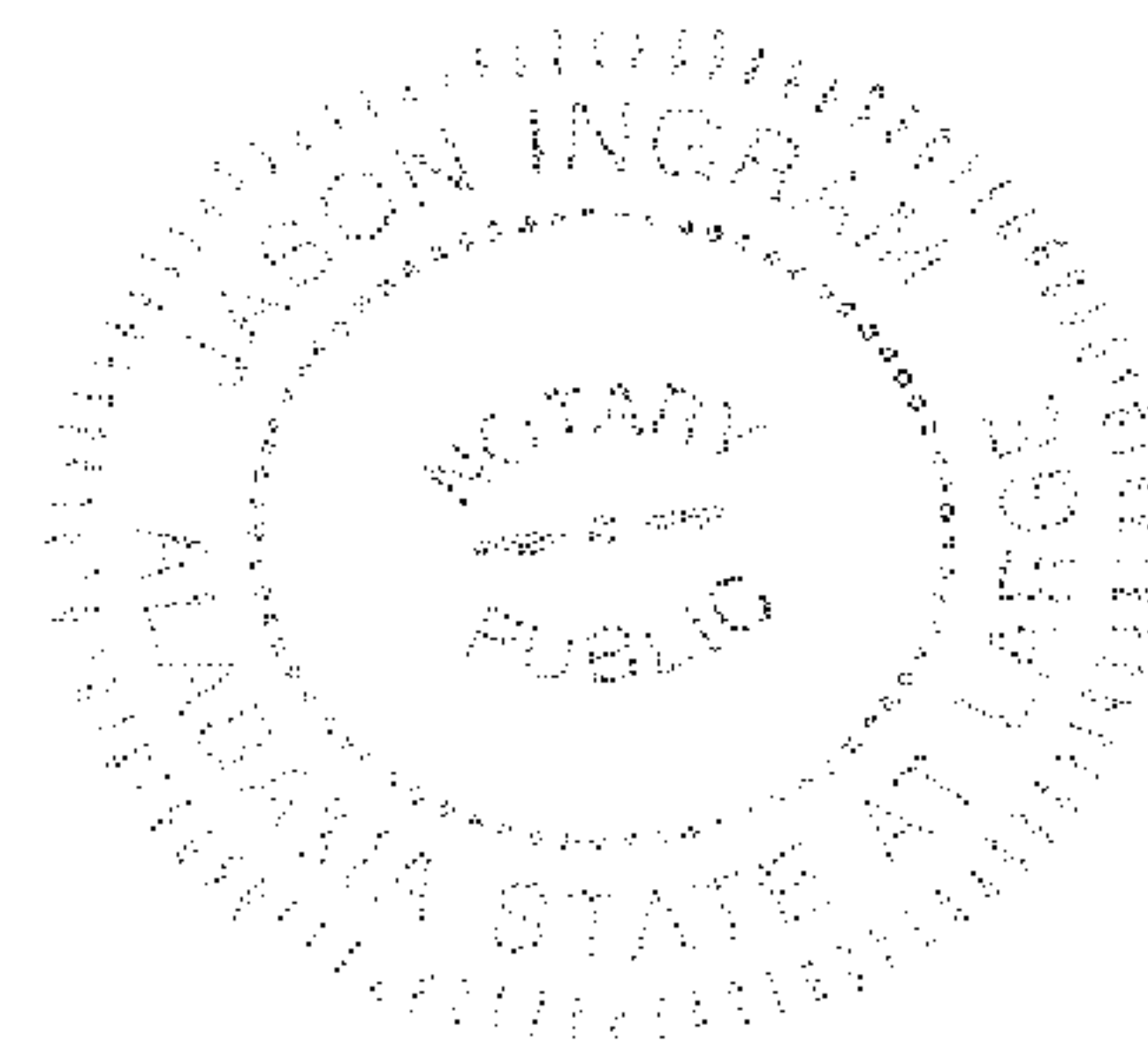
Shelby County

I, Jason Ingram, a Notary Public in and for the said County, in said State, hereby certify that Sherry J. Lucas, a single woman, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 30th day of June, 2017.


Notary Public, State of Alabama

Printed Name of Notary Jason Ingram
My Commission Expires July 10th, 2019



18⁰⁰
1
19⁰²**Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Sherry J. Lucas
 Mailing Address 215 18th Street
Calera, AL 35040

Grantee's Name Betty Compton
 Mailing Address 215 18th Street
Calera, AL 35040

Property Address 215 18th Street
Calera, AL 35040

Date of Sale June 30, 2017
 Total Purchase Price \$86,600.00

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 _____ Appraisal
 _____ Sales Contract _____ Other
 _____ 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 June 29, 2017

Print Sherry J. Lucas

Unattested

Sign Sherry J. Lucas

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 07/05/2017 10:55:50 AM
 \$20.00 CHERRY
 20170705000237080

Sherry J. Lucas

Form RT-1