

Purchase Money Mortgage Applied From

Value \$188,800

\$120.00
15.00
6.00
\$ 160.00

THIS INSTRUMENT PREPARED BY:
R.F. (Ben) Stewart III
Dempsey, Steed, Stewart, Ritchey & Gaché, LLP
1800 Providence Park, Suite 250
Birmingham, AL 35242

SEND TAX NOTICE TO:
Marcus B. and Nancy L. Thomas
1139 Old Cahaba Circle
Helena, AL 35080



20170725000266840 1/3 \$160.00
Shelby Cnty Judge of Probate, AL
07/25/2017 01:54:10 PM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of the sum of Ten and NO/100 Dollars (\$10.00) and other good and valuable consideration, in hand paid to the undersigned, **ARTIE L. STRINGER, TRUSTEE OF THE STRINGER LIVING TRUST DATED MAY 29, 2007, AND ANY AMENDMENTS THERETO**, (hereinafter referred to as the "Grantor"), the receipt of which is hereby acknowledged, the Grantor does hereby grant, bargain, sell and convey unto **MARCUS BRADLEY THOMAS AND WIFE, NANCY LILLIAN THOMAS**, joint tenants with right of survivorship (herein referred to as "Grantee"), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 810, according to the Survey of Old Cahaba, Sector 8, as recorded in Map Book 26, Page 3, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to:

- 1) All easements, covenants, restrictions, agreements and right-of-way of record.
- 2) Any mineral and mining rights not owned by the Grantors.
- 3) Ad Valorem taxes, a lien, but not yet due and payable.

NOTE: This General Warranty Deed has been prepared without the benefit of a current survey which was not requested by the Grantee.

NOTE: George Edward Stringer, Trustee and husband of Grantor, predeceased Grantor on February 13, 2012. Artie L. Stringer is now the sole Trustee.

TO HAVE AND TO HOLD to the said Grantee, its heirs and assigns forever.

The Grantor does individually and for the heirs, executors, and administrators of the Grantor covenant with said Grantee and the successors of the Grantee, that the Grantor is lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantor has a good right to sell and convey the said premises; that the Grantor and the heirs, executors, and administrators of the Grantor shall warrant and defend the said premises of the Grantee and the heirs and assignees of the Grantee forever against the lawful claims of all persons.

TO HAVE AND TO HOLD unto the said GRANTEE, in fee simple forever, and to the successors of such forever, together with every contingent remainder and right of reversion.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this the 11th day of July, 2017.

Shelby County, AL 07/25/2017
State of Alabama
Deed Tax: \$139.00

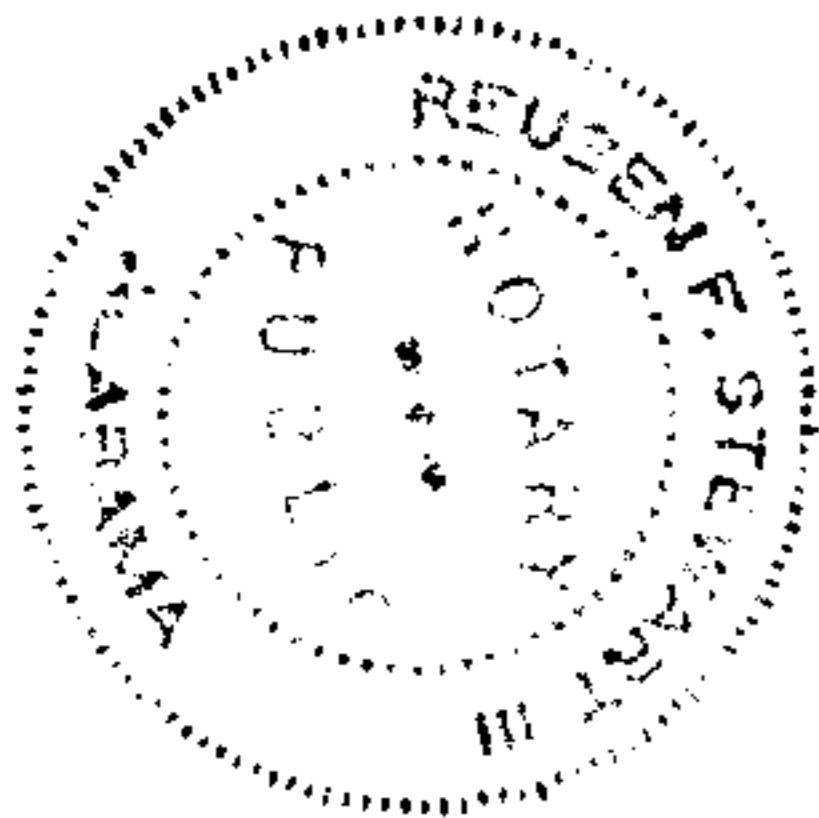
ARTIE L. STRINGER, Grantor and Trustee

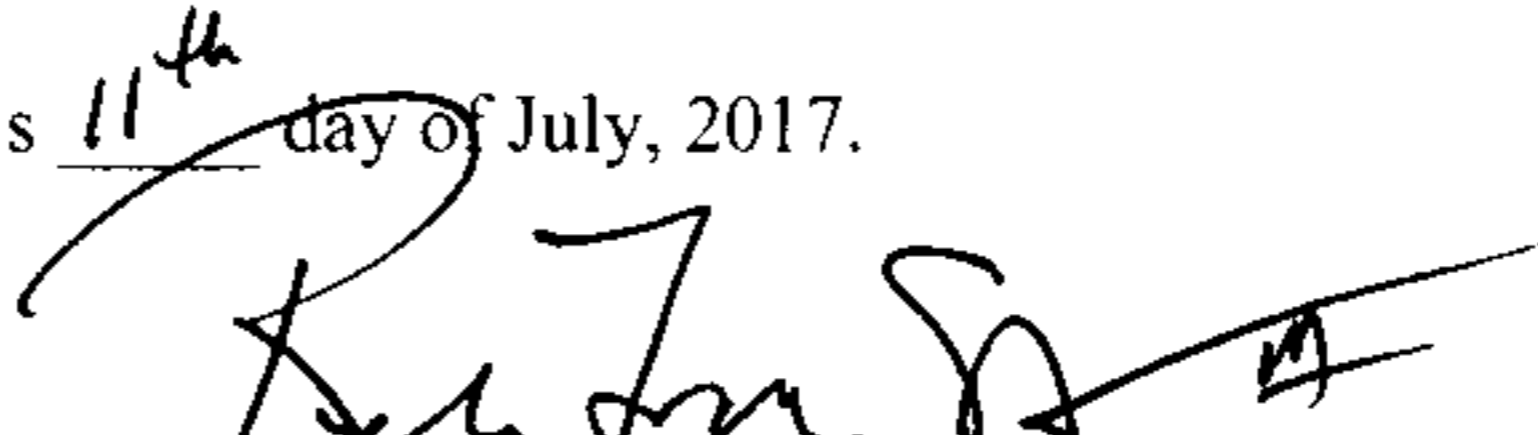
STATE OF ALABAMA)
SHELBY COUNTY)

ACKNOWLEDGMENT


I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Artie L. Stringer**, 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 11th day of July, 2017.




Notary Public
My Commission Expires: 12/17/18




20170725000266840 2/3 \$160.00
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Real Estate Sales Validation Form

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

Grantor's Name Artie L. Stringer
Mailing Address 1139 Old Cahaba Circle
Helena, AL 35080

Grantee's Name Marcus B. and Nancy L. Thomas
Mailing Address 1139 Old Cahaba Circle
Helena, AL 35080

Property Address Parcel 134201006010.000

Date of Sale July 11, 2017

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 188,800.00



20170725000266840 3/3 \$160.00
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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 Tax Assessor's Office

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 7/11/17

Print BEN STEWART

Unattested (verified by)

Sign (Grantor/Grantee/Owner/Agent) circle one