

Prepared by:
JUL ANN McLEOD, Esq.
1957 Hoover Court, Suite 306
Birmingham, AL 35226

20170816000296380
08/16/2017 11:20:34 AM
DEEDS 1/3

Send Tax Notice to:
Christie Dietz
240 Moss Bend Drive
Helena, AL 35080

STATE OF ALABAMA

)

WARRANTY DEED

)

COUNTY OF SHELBY

)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of SIXTY-THREE THOUSAND AND NO/100 DOLLARS (\$63,000.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantor, **LESLIE ZERNHELT nka LESLIE CAGLE INGRAM, a married woman** (hereinafter referred to as Grantor), the receipt whereof is hereby acknowledged, the Grantor does hereby give, grant, bargain, sell and convey unto the Grantee, **CHRISTIE DIETZ** (hereinafter referred to as Grantee), the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 7-A, according to the Resurvey of Lots 7-26, Wyndham Townhomes, as recorded in Map Book 24, Page 15, in the Probate Office of Shelby County, Alabama.

Subject to easements, restrictions, rights-of-way, setback lines, covenants, agreements, and mineral/mining rights of record, if any.

\$63,000.00 of the above-recited purchase price is being paid in cash.

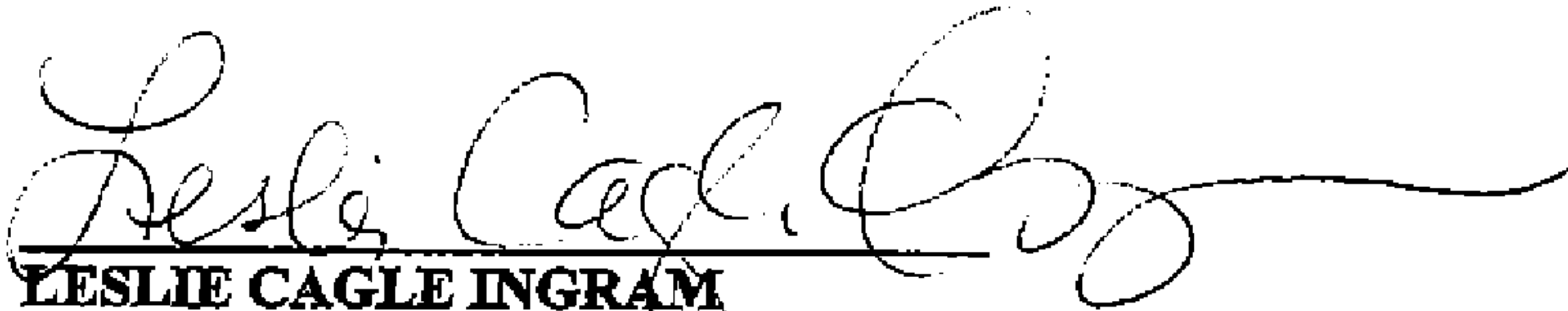
Leslie Zernhelt and Leslie Cagle Ingram are one and the same person.

Subject property is not the homestead of the Grantor or her spouse.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular rights, privileges, tenements, appurtenances, and improvements unto the said Grantee, her heirs and assigns forever.

And said Grantor, for said Grantor, her heirs, successors, executors and administrators, covenants with Grantee, and with her heirs and assigns, that Grantor is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, which are not yet due and payable; and that Grantor will, and her heirs, executors and administrators shall, warrant and defend the same to said Grantee, and her heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor has hereunto set her hand and seal this the 11 day of August, 2017.


LESLIE CAGLE INGRAM

STATE OF FLORIDA)

COUNTY OF Esambia)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **LESLIE CAGLE INGRAM**, 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 instrument, she executed the same voluntarily on the day the same bears date.

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


NOTARY PUBLIC

My commission expires:

6/14/21



Jaber Majid Mando
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG115147
Expires 6/14/2021

Real Estate Sales Validation Form

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

Grantor's Name LESLIE CAGLE INGRAM, a married woman

Grantee's Name CHRISTIE DIETZ

Mailing Address 7513 SPENCER LANE
HELENA, AL 35080

Mailing Address 240 MOSS BEND ROAD
HELENA, AL 35080

Property Address 7513 SPENCER LANE
HELENA, AL 35080

Date of Sale August 14, 2017

Total Purchase Price \$63,000.00

or

Actual Value

\$

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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 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 August 14, 2017

Print Malcolm S. McLeod

☐ Unattested

Sign

Malcolm S. McLeod

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



James W. Fuhrmeister