

This instrument prepared by:
Michael Galloway, Attorney
931 Sharitt Avenue, Suite 113
Gardendale, AL 35071

SEND TAX NOTICE TO:
Caitlin M. Irby
354 Red Stick Rd
Pelham, AL 35124

GENERAL WARRANTY DEED

20171031000394460
10/31/2017 04:13:33 PM
DEEDS 1/2

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Two Hundred Nineteen Thousand Nine Hundred And No/100 Dollars (\$219,900.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Bethany Casey and Anthony Casey, a married couple, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Caitlin M. Irby (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama:**

Lot 3, Block 3, according to the Survey of Indian Wood Forest, 3rd Sector, as recorded in Map Book 7, Page 104, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

Subject to a third party mortgage in the amount of \$213,303.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on October 27, 2017.

Bethany Casey
Bethany Casey
Anthony Casey
Anthony Casey

STATE OF Alabama
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify Bethany Casey and Anthony Casey whose name(s) is(are) signed to the foregoing conveyance, and who is(are) known to me, acknowledged before me on this 27th day of October, 2017 that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on 10/27/2017

[Signature]
Notary Public
My commission expires: 8-7-2018



Real Estate Sales Validation Form

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

Grantor's Name	Bethany Casey and Anthony Casey	Grantee's Name	Caitlin M. Irby
Mailing Address	<u>354 Red Stick Rd</u> <u>Pelham, AL 35124</u>	Mailing Address	354 Red Stick Rd Pelham, AL 35124

Property Address	354 Red Stick Rd Pelham, AL 35124	Date of Sale	October 27, 2017
		Total Purchase Price	\$219,900.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other: _____
<input checked="" type="checkbox"/> 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 - Bethany Casey and Anthony Casey, , .
 Grantee's name and mailing address - Caitlin M. Irby, 354 Red Stick Rd, Pelham, AL 35124.
 Property address - 354 Red Stick Rd, Pelham, AL 35124
 Date of Sale - October 27, 2017.

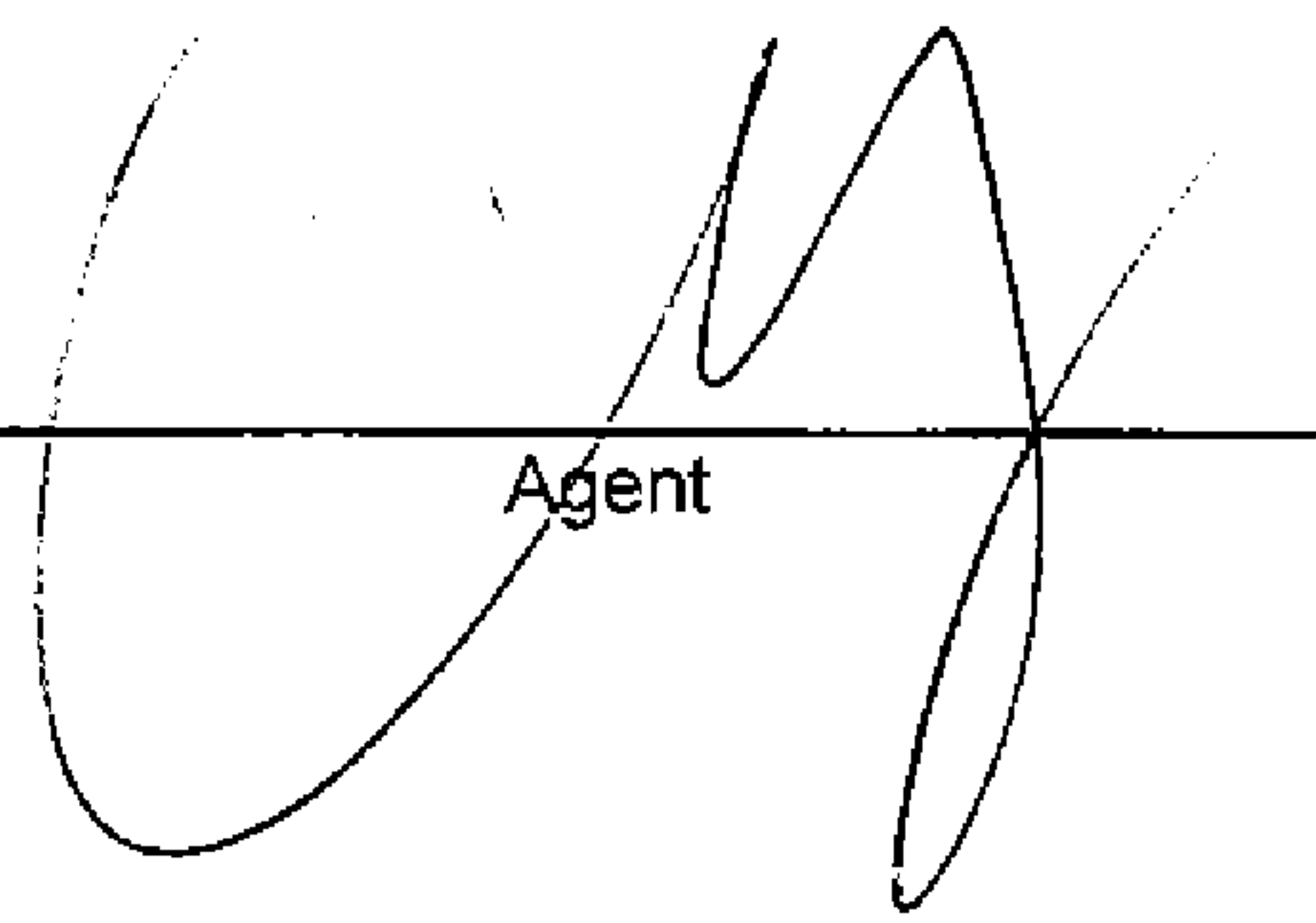
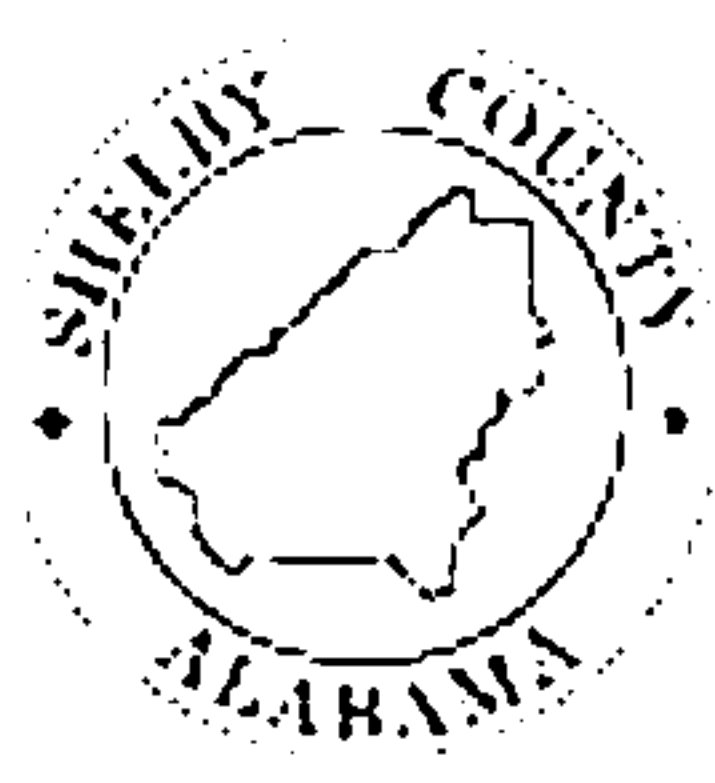
Total purchase price - The total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.
 Actual Value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered 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 with 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: October 27, 2017

Sign _____
 Agent

Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 10/31/2017 04:13:33 PM
 \$25.00 CHARITY
 20171031000394460

