

This instrument prepared by:
Michael Galloway
300 Office Park Drive, Suite 310
Birmingham, AL 35023

SEND TAX NOTICE TO:
Leah G. Hand
642 Cahaba Manor Drive
Pelham, AL 35124

20180614000210400
06/14/2018 10:02:32 AM
DEEDS 1/3

GENERAL WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Eighty-Six Thousand Nine Hundred And No/100 Dollars (\$86,900.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Ronny D. Landrum, a married person, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Leah G. Hand (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 94 and the Northerly 0.15 feet of Lot 95, according to the Survey of Cahaba Manor Town Homes, as recorded in Map Book 6, Page 105, in the Probate Office 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.


This property is not the homestead of the grantor nor that of his spouse.

The purchase of the herein described real property is being financed in whole or in part by the proceeds of a PURCHASE MONEY MORTGAGE being executed simultaneously herewith.

Subject to a third party mortgage in the amount of \$86,900.00 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 this 13 day of June, 2018.




Ronny D. Landrum

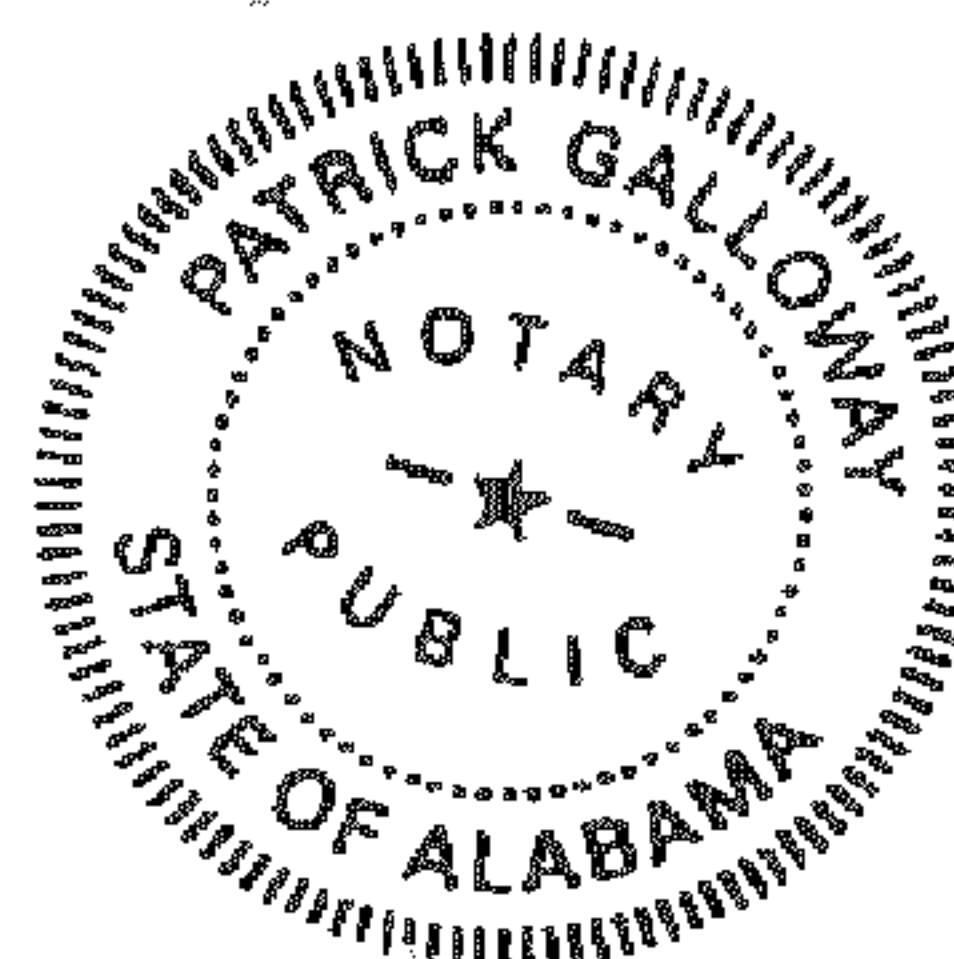
STATE OF Alabama
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify Ronny D. Landrum whose name(s) is(are) signed to the foregoing conveyance, and who is(are) known to me, acknowledged before me on this day 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 this 13 day of June, 2018.



Notary Public
My commission expires: 10-4-21



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

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Grantor's Name Ronny D. Landrum

Grantee's Name Leah G. Hand

Mailing Address 642 Cahaba Manor Drive
Pelham, AL 35124

Mailing Address 6380 Spring Street
Trussville, AL 35173

Property Address 642 Cahaba Manor Drive
Pelham, AL 35124

Date of Sale June 13, 2018

Total Purchase Price \$86,900.00

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)

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 - Ronny D. Landrum, 642 Cahaba Manor Drive, Pelham, AL 35124.

Grantee's name and mailing address - Leah G. Hand, 6380 Spring Street, Trussville, AL 35173.

Property address - 642 Cahaba Manor Drive, Pelham, AL 35124

Date of Sale - June 13, 2018.

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: June 13, 2018

Sign

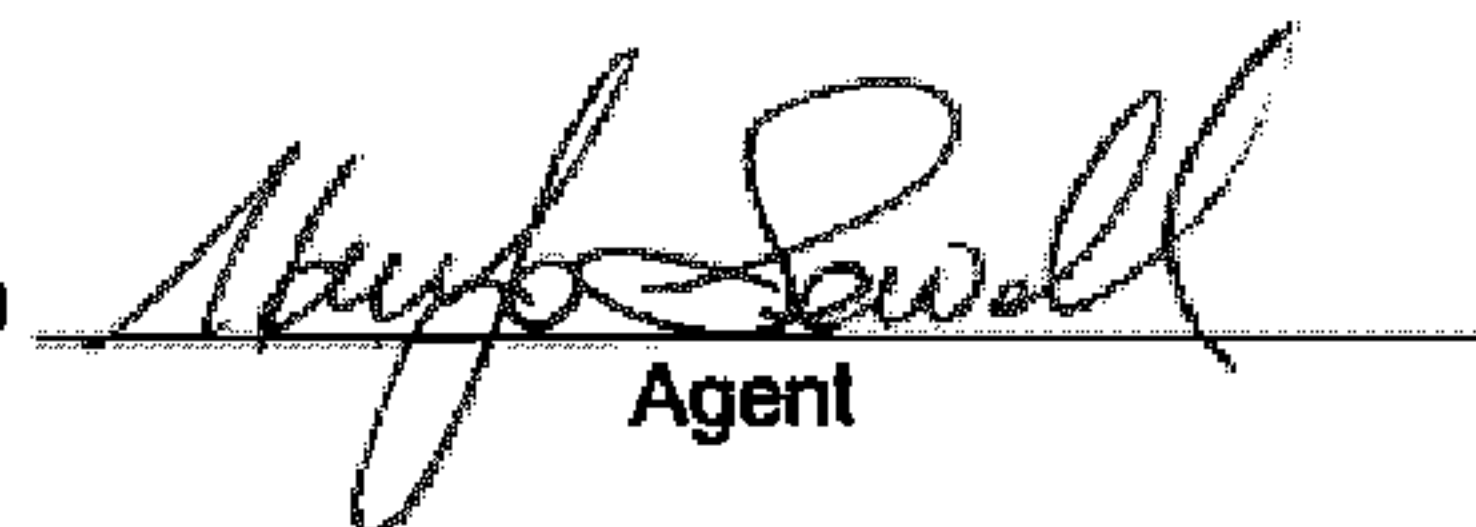

Agent

EXHIBIT "A"

LEGAL DESCRIPTION

Lot 94 and the Northerly 0.15 feet of Lot 95, according to the Survey of Cahaba Manor Town Homes, as recorded in Map Book 6, Page 105, in the Probate Office of Shelby County, Alabama.

This is a PURCHASE MONEY MORTGAGE. The entire proceeds of the loan are being applied to the purchase price of the herein described real property being conveyed simultaneously herewith.

20180614000210400 06/14/2018 10:02:32 AM DEEDS 3/3

TS-1801170



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
06/14/2018 10:02:32 AM
\$22.00 CHERRY
20180614000210400

A handwritten signature in black ink, appearing to be "James W. Fuhrmeister", is written over the typed name of the County Clerk.