

SEND TAX NOTICE TO:
Matthew Paul Houston
4731 Sandpiper Lane
Birmingham, Alabama 35244

This instrument was prepared by:
Shannon E. Price, Esq.
Kudulis, Reisinger & Price, LLC
P. O. Box 653
Birmingham, AL 35201

20181023000375570
10/23/2018 02:05:59 PM
DEEDS 1/3

WARRANTY DEED

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Ninety Five Thousand dollars & no cents (\$295,000.00)

To the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, **William C. Presson and Theresa K. Presson, husband and wife** (herein referred to as Grantor, whether one or more), do hereby grant, bargain, sell and convey unto **Matthew Paul Houston** (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

LOT 29, ACCORDING TO THE SURVEY OF SANDPIPER TRAIL SUBDIVISION, SECTOR 1 AS RECORDED IN MAP BOOK 12, PAGE 43 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$265,500.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

Subject to:

Taxes for the year 2018 and subsequent years

Easements, Restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any

Mineral and mining rights, if any.

35' building setback line on front of said lot as shown on recorded plat/map.

Right of Way granted to Alabama Power Company in Book 207, page 399 (Shelby County); Real 2785, page 44 and Real 3280, page 129 (Birmingham);

Right of Way to South Central Bell Telephone Company in Book 172, page 642.

Easements in Book 24, page 565; Book 24, page 575; and amended in Book 144, page 335.

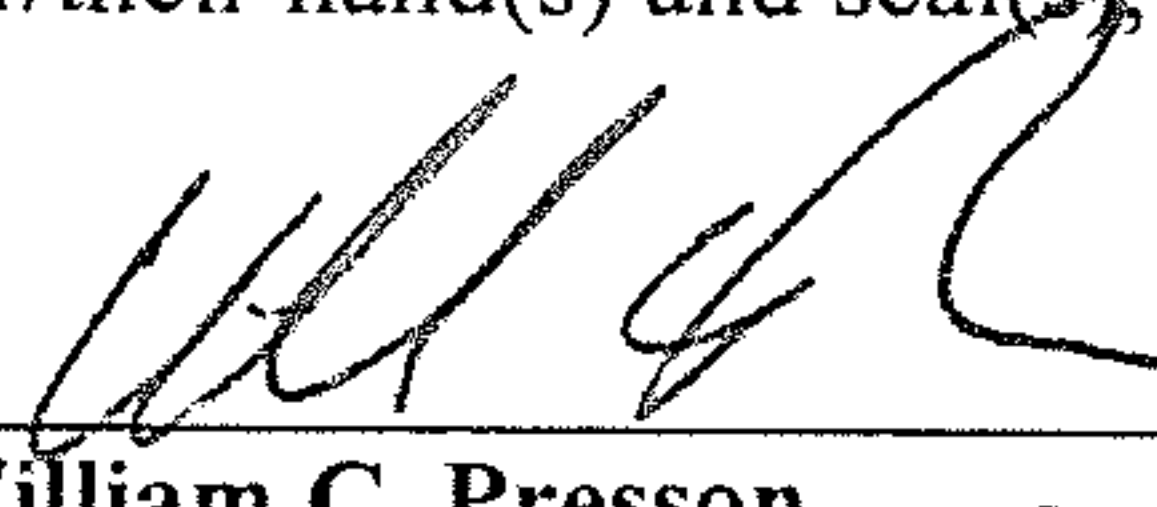
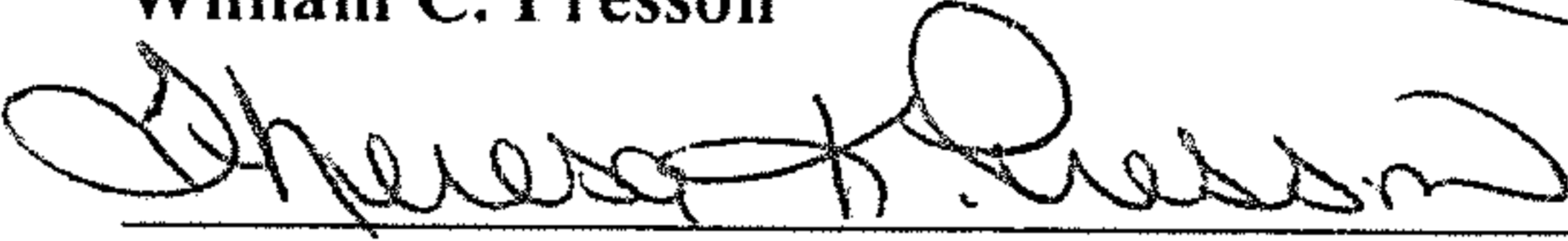
Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Book 186, Page 357.

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 persons.

IN WITNESS WHEREOF, Grantors have hereunto set his/her/their hand(s) and seal(s), this **October 19, 2018** .

_____(Seal)
_____(Seal)

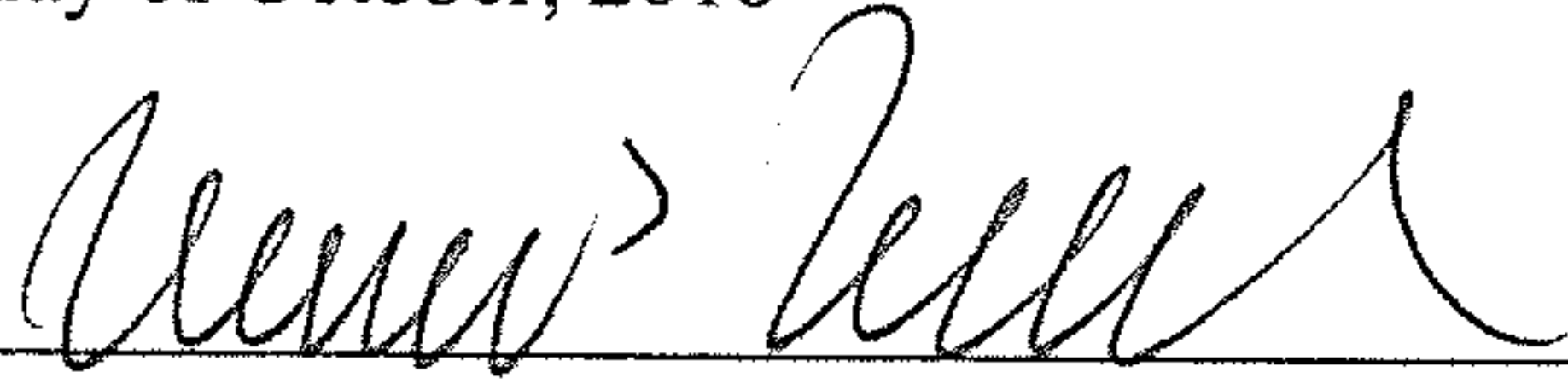

_____(Seal)
William C. Presson

_____(Seal)
Theresa K. Presson

STATE OF ALABAMA
JEFFERSON COUNTY

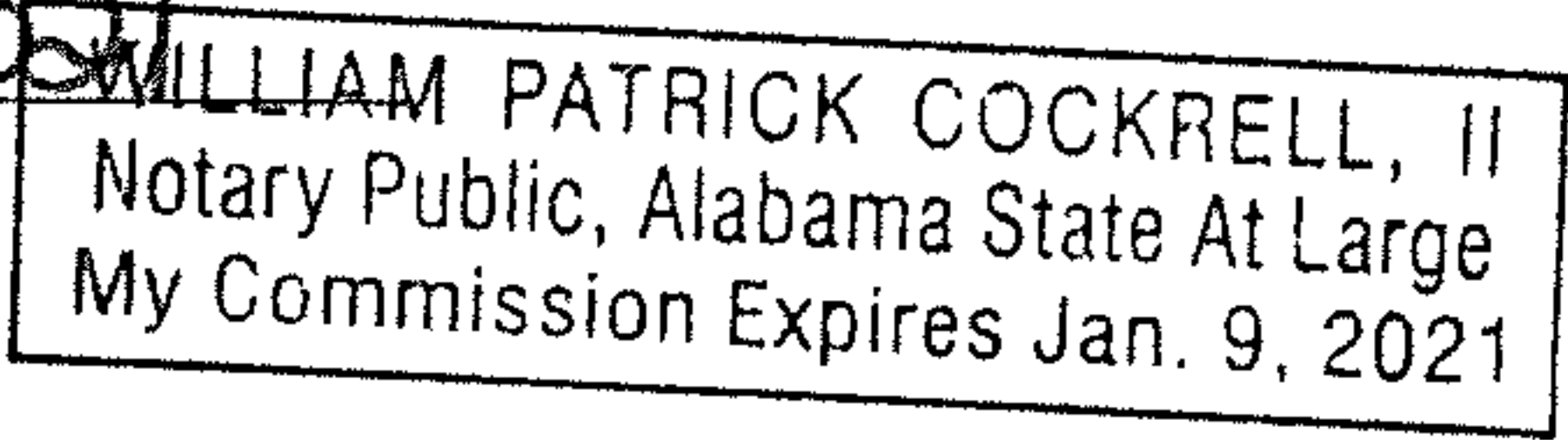
General Acknowledgement .

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **William C. Presson and Theresa K. Presson, husband and wife** , 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 have/has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19th day of October, 2018



Notary Public.

(Seal)
My Commission Expires: 1/9/2021


20181023000375570 10/23/2018 02:05:59 PM DEEDS 2/3

20181023000375570 10/23/2018 02:05:59 PM DEEDS 3/3
Real Estate Sales Validation Form

This Document must be filled in accordance with Code of Alabama 1975, Section 40- 22-1 (h)

Grantor's Name William C. Presson and Theresa K. Presson

Grantee's Name Matthew Paul Houston

Mailing Address 486 Ballantrae Road
Pelham, Alabama 35124

Property Address 4731 Sandpiper Lane
Hoover, Alabama 35244

Mailing Address 4731 Sandpiper Lane
Birmingham, Alabama 35244

Date of Sale 10/19/2018

Total Purchase Price \$295,000.00

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

☒ Sales Contract

☐ Closing Statement

☐ Appraisal

☐ Other

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 proeprty, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraisaer of the assessor's curreny 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 proeprty 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 October 19, 2018

William Patrick Cochran
Print Matthew Paul Houston

☐ Unattested

dp
(verified by)

Sign William Patrick Cochran
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/23/2018 02:05:59 PM
\$50.50 CHERRY
20181023000375570

Allen S. Bayl