WARRANTY DEED

20181030000383860 1/2 $72.00
Shelby Cnty Judge of Probate, AL
10/30/2018 02:03:25 PM FILED/CERT

STATE OF ALABAMA
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of **Two Hundred Sixty-Nine Thousand and 00/100 ($269,000.00)** and other valuable considerations to the undersigned Grantor(s) in hand paid by the Grantee(s) herein, the receipt of which is hereby acknowledged, I/we **JOY L. GRANT, AN UNMARRIED INDIVIDUAL** herein referred to as Grantor(s), do hereby GRANT, BARGAIN, SELL AND CONVEY unto **DEBRA LYNN WILSON,** referred to as Grantee(s), his/her/their heirs and assigns, the following described real estate, situated in Shelby County, State of Alabama, to wit:

LOT 7, ACCORDING TO THE SURVEY OF MEADOW BROOK CLUSTER HOMES, 1ST SECTOR, AS RECORDED IN MAP BOOK 13, PAGE 20, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

$215,200.00 OF THE ABOVE CONSIDERATION WAS PAID FROM THE PROCEEDS OF THAT MORTGAGE CLOSED SIMULTANEOUSLY HEREWITH.

Subject to easements, restrictive covenants, set back lines, limitations, rights of ways as shown by public records and ad valorem taxes as shown of record.
Subject to mineral and mining rights if not owned by grantor.

TO HAVE AND TO HOLD, the aforegranted premises to the said GRANTEE(S), his/her/their heirs and assigns FOREVER.

And GRANTOR(S) do covenant with the said GRANTEE(S), his/her/their heirs and assigns, that they have lawfully seized in fee simple of the aforementioned premises; that they are free from all encumbrances, except as hereinabove provided; that they have a good right to sell and convey the same to the GRANTEE(S), his/her/their heirs and assigns, and that GRANTOR(S) will WARRANT and DEFEND the premises to the said GRANTEE(S), his/her/their heirs and assigns forever, the lawful claims and demands of all persons, except as hereinabove provided.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand and seal this 18th day of October, 2018.

Joy L Grant
JOY L. GRANT

STATE OF Georgia
Fayette COUNTY

I, the undersigned, a Notary Public in and for said County and State hereby certify that JOY L. GRANT 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 seal this 18th day of October, 2018.

My Commission Exp: 01-23-22

Notary Public

STATE OF NOTARY PUBLIC GEORGIA
MICHAEL SOMERVILLE
Notary Public, Georgia
Coweta County
My Commission Expires
January 23, 2022

THIS INSTRUMENT PREPARED BY:
DAVID S. SNODDY ATTORNEY AT LAW
THE SNODDY LAW FIRM, LLC
2105 DEVEREUX CIRCLE, SUITE 101
BIRMINGHAM, ALABAMA 35243

SEND TAX NOTICE TO:

DEBRA LYNN WILSON
507 MEADOW RIDGE CIRCLE
BIRMINGHAM, AL 35242

SLF 18-309

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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 JOY L. GRANT
Mailing Address: 300 Rockaway Rd
#321
Peachtree City Ga 30269

Grantee's Name DEBRA LYNN WILSON
Mailing Address: 507 MEADOW RIDGE CIRCLE
BIRMINGHAM, AL 35242

Property Address 507 MEADOW RIDGE CIRCLE
BIRMINGHAM, AL 35242

Date of Sale October 22, 2018
Total Purchaser Price **$269,000.00**
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
__x_ 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 of which interest to the property was conveyed.

Shelby County, AL 10/30/2018
State of Alabama
Deed Tax:$54.00

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 Sec. 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 Sec. 40-22-1 (h).

Date 10/22/18

__Unattested _____
(verified by)

Print Debra Lyn Wilson

Sign Debra Lynn Wilson
(Grantor/Grantee/Owner/Agent) circle one

DAVID S. SNODDY
MY COMMISSION EXPIRES
NOTARY
PUBLIC
06-18-2022
ALABAMA STATE AT LARGE

SLF 18-309