## WARRANTY DEED

STATE OF ALABAMA County of Jefferson Send Tax Notice To: Michael Ladarrett Sewell 1434 Navajo Trail, Alabaster AL 35007

Know all men by these presents:

Lot 34, according to Map of Navajo Hills, Fourth Sector, as recorded in Map Book 5, Page 95, in the Probate Office of Shelby County, Alabama. Situated in the Town of Alabaster, Shelby County, Alabama.

\$209,900.00 of the purchase price was obtained by a purchase money mortgage filed simultaneously herewith

This is not the Homestead of the above Grantor nor his spouse.

Subject to Right of Redemption

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.

#### 20190906000328400 09/06/2019 08:15:06 AM DEEDS 2/3

IN WITNESS WHEREOF I/We have hereunto set my/our hand(s) and seal(s), this 3rd day of

September 2019

Johnny Jones

STATE OF <u>Alabama</u>
COUNTY <u>Jefferson</u>

### General Acknowledgment

I, <u>THE UNDERSIGNED</u>, a Notary Public in and for said County, in said State, hereby certify that <u>Johnny Jones</u> whose name(s)<u>is/are</u> signed to the foregoing conveyance, and who<u>is/are</u> known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance <u>he</u> executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3rd day of September , 20 19.

JEREMY LEE PARKER

My Commission Expires

January 23, 2022

NOTARY PUBLIC

MY COMMISSION EXPIRES:

Prepared by: Parker Law Firm, LLC

Jeremy L. Parker

1560 Montgomery Hwy Ste 205

Birmingham, AL 35216

### 20190906000328400 09/06/2019 08:15:06 AM DEEDS 3/3

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

Grantor's Name Mailing	Johnny Jones		Grantee's Name	Michael Ladarrett Sewell
Address	1434 Navajo Trail	**************************************		1434 Navajo trail
	Alabaster AL 35007			Alabaster AL 35007
Property Address	1434 Navajo Trail		Date of Sale	September 3, 2019
	Alabaster AL 35007	······································	Total Purchase Price	\$209,900.00
	·	. <u></u>	Or Actual Value Or	\$
			Assessor's Market Value	\$
x Clos	Contract sing Statement eyance document presente		s all of the required information	ion referenced above, the filing of this
Grantor's mailing ad	—		tructions person or persons conveying	interest to property and their current
Grantee's	name and mailing address	provide the name of the	person or persons to whom i	interest to property is being conveyed.
Property a	ddress - the physical addre	ss of the property being c	onveyed, if available.	
Date of Sa	le - the date on which inter	est to the property was co	onveyed.	
-	hase price - the total amous offered for record.	nt paid for the purchase o	f the property, both real and	personal, being conveyed by the
Actual value instrument market value	offered for record. This m	eing sold, the true value of ay be evidenced by an ap	of the property, both real and opraisal conducted by a licens	personal, being conveyed by the sed appraiser or the assessor's current
valuation,	of the property as determin	ed by the local official cl	current estimate of fair marke harged with the responsibility ant to Code of Alabama 197	et value, excluding current use y of valuing property for property tax 5 \ 40-22-1 (h).
understand	the best of my knowledge that any false statements (1975 § 40-22-1 (h).	and belief that the inform claimed on this form may	nation contained in this document of the testing of the testion of the testing of	ment is true and accurate. I further ne penalty indicated in <u>Code of</u>
Date:	September 3	2019	Prin: Jeren	ny Parker
<i>U</i>	nattested	(verified by)	Sign:Grantor/Gr	rantee/Owner/Agent (circle one) Form RT-1
	<b>∠\_</b> \4}:	Recorded blic Records robate, Shelby County Alaba	ma, County	

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Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/06/2019 08:15:06 AM
\$32.00 CHERRY

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