20191010000374160 10/10/2019 10:59:38 AM DEEDS 1/3

Send tax notice to:
Linda Dugger
100 Little John Circle
Calera, AL 35040

This instrument prepared by: S. Kent Stewart / Stewart & Associates, P.C. 3595 Grandview Pkwy, #280 Birmingham, Alabama 35243

STATE OF ALABAMA SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Twelve Thousand and 00/100 Dollars (\$112,000.00) in hand paid to the undersigned, Christian C. Holler and Caitlin Q. Holler, Husband and Wife (hereinafter referred to as "Grantors"), by Linda Dugger (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 1, according to the Final Plat of Nottingham Townhomes, as recorded in Map Book 33, Page 111, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2019 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

\$96,866.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantee, her heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantee, her heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that it is free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators and assigns shall warrant and defend the same to the said Grantee, her heirs and assigns forever, against the lawful claims of all persons.

20191010000374160 10/10/2019 10:59:38 AM DEEDS 2/3

IN WITNESS WHEREOF, Grantors have set their signature and seal on this the 9th day of October, 2019.

Christian C. Holler

Caitlin Q. Holler

STATE OF ALABAMA COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Christian C. Holler, a married man, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 4th day of October

MNUL B. SITON—
Commission Expires: 11/3/2022

STATE OF ALABAMA COUNTY OF SHELBY

PUBLIA STATE ATMINISTRATION OF THE PARTY OF

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Caitlin Q. Holler, a married woman, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the <u>Jb</u> day of <u>Ctalual</u>

Print Name:

Commission Expires:

Notary\Public

KATHERYN S. DAVIS My Commission Expires March 25, 2020

Real Estate Sales Validation Form

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

Grantor's Name	Christian C Holler and Caitlin Q Holler	Grantee's Name	Linda Dugger
Mailing Address	9 Bent Rail Lane	Mailing Address	100 Little John Circle
	Pelham AL 35124		Calera AL 35040

Property Address	100 Little John Circle	Date of Sale	10/09/2019
	Calera AL 35040	Total Purchase Price	\$ 112,000
		O.r	asta.
		Actual Value	
		Assessor's Market Value	\$
evidence: (check of Bill of Sale Sales Contract Closing Stater	nent	entary evidence is not require Appraisal Other	
•	this form is not required.	uation contains an or the rec	quireu ii normation referenceu
		nstructions	
	d mailing address - provide the ir current mailing address.		rsons conveying interest
Grantee's name an to property is being	d mailing address - provide the conveyed.	he name of the person or pe	rsons to whom interest
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.			
conveyed by the in:	property is not being sold, the strument offered for record. To or the assessor's current mar	his may be evidenced by an	both real and personal, being appraisal conducted by a
excluding current uresponsibility of val	ed and the value must be deserted by sevaluation, of the property actions property taxed Alabama 1975 § 40-22-1 (h	as determined by the local of purposes will be used and t	
accurate. I further ι		ements claimed on this form	d in this document is true and may result in the imposition
Date /0 -/	9	Print Skyler Murphy	
Unattested	\$3333333333333333333333333333333333333	Sign	
·······································	(verified by)	(Grantor/Grante	e/Owner/Agent) circle one
			Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/10/2019 10:59:38 AM
\$43.50 CHERRY

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