20191112000418220 11/12/2019 08:58:29 AM DEEDS 1/3

Send tax notice to:

Lavonne Hardin Graves and Rickey Lee Graves

41 Grante be Once mandralla4 35715

PEL1900658

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

State of Alabama County of Shelby

WARRANTY DEED

Lot 14, Block 2, Sector 3, Resurvey of George's Subdivision of Keystone, as recorded in Map Book 4, Page 33, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2020 AND THEREAFTER. BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

\$14,400.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantor does forherself, her heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that she is lawfully seized in fee simple of said premises; that it is free from all encumbrances except as noted above; that she has a good right to sell and convey the same as aforesaid; and that she will, and her heirs, executors, administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

20191112000418220 11/12/2019 08:58:29 AM DEEDS 2/3

IN WITNESS WHEREOF, Grantor, Lucille McGaughy has hereunto set her signature and seal on November 8, 2019.

Lucille McGaughy

STATE OF ALABAMA COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Lucille McGaughy, an unmarried 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 _____ day of November, 2019.

: My Comm. Expires

June 19, 2022

(NOTARIAL SEAL)

Notary Public

Print Name: /27/2K Skyles Muydy
Commission Expires: 6-19-22

Real Estate Sales Validation Form

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

Grantor's Name	Lucille McGaughy	Grantee's Name	Lovonne H Graves and Rickey Lee Graves
Mailing Address	206 Hillwood Drive	Mailing Address	<u></u>
	Alabaster AL 35007		Montevallo AL 35115
	1 5000000000000000000000000000000000000	 .	
Property Address	206 Hillwood Drive	Date of Sale	11/8/2019
t to be one of a second	Alabaster AL 35007	Total Purchase Price	wareneessaan een een een een een een een een een
	See Legal Description	Or	
	***************************************	Actual Value	\$
	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	or	
		Assessor's Market Value	
evidence: (check o Bill of Sale Sales Contrac	ne) (Recordation of docum	this form can be verified in the entary evidence is not required to the Appraisal Other	-
xClosing Stater	nent		
If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.			
en e		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 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).			
accurate. I further u	*	tements claimed on this form	d in this document is true and may result in the imposition
Date // /	g	Print Skyler Murphy	
Unattested		Sign	
	(verified by)		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
11/12/2019 08:58:29 AM
\$32.00 CHARITY

20191112000418220

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