

Send Tax Notice To:

Marc D Handley1000 Baghill RdHoover AL 35244**THIS INSTRUMENT PREPARED BY:**

Jeff W. Parmer

Attorney For Cartus Financial Corporation

2204 Lakeshore Drive, Ste. 125

Birmingham, AL 35209

(205) 871-1440

Cartus File # 3094786

WARRANTY DEED

State of Alabama

County of Shelby

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Four Hundred Ninety Five Thousand & no/100 (\$ 495,000⁰⁰) to the undersigned Grantors in hand paid by the Grantees, whether one or more, herein, the receipt of which is hereby acknowledged, we, Wayne J. Stone and his wife, Cynthia J. Stone (herein referred to as Grantors) do grant, bargain, sell and convey unto

Marc D Handley and Donna M Handley
(herein referred to as Grantees) as individual owner or as joint tenants, with right of survivorship, if more than one, the following described real estate, situated in the State of Alabama, County of Shelby County, to-wit:

Lot 10, according to the Survey of Heatherwood Forest, Sector 1, as recorded in Map Book 13, Page 144, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record. \$ 371,250⁰⁰ of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantee(s), his/her/their heirs assigns, forever; it being the intention of the parties to this conveyance, that if more that one Grantee, then to the Grantees as joint tenants with right of survivorship (unless the joint tenancy hereby crested is severed or terminated during the joint lives of the Grantee(s) herein) in the even one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee and if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

And we do for ourselves and for our heirs, executors, and administrators covenant with said Grantee(s), his/her/their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and my heirs, executors, and administrators, shall warrant and defend the same to the said Grantee(s), his/her/their heirs, and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 23rd day of

MARCH, 2020

Wayne J. Stone

Wayne J. Stone

Cynthia J. Stone

Cynthia J. Stone

State of Louisiana
County of St. Tammany

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **Wayne J. Stone** is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing conveyance he executed the same voluntarily and on the day the same bears date.

Given under my hand this 23rd day of March, 2020.

Rebekah Daniels
Notary Public Rebekah Daniels, #28154

My Commission Expires:

At Death
St. Tammany Parish

State of Louisiana
County of St. Tammany

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **Cynthia J. Stone** is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing conveyance, she executed the same voluntarily and on the day the same bears date.

Given under my hand this 23rd day of March, 2020.

Rebekah Daniels
Notary Public Rebekah Daniels

My Commission Expires:

At Death
#28154, St. Tammany

Instructions to Notary: This form acknowledgment cannot be changed or modified. It must remain as written to comply with Alabama law. The designation of the State and the County can be changed to conform to the place of the taking of the acknowledgment.

Real Estate Sales Validation Form

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

Grantor's Name Marc & Donna Handley
Mailing Address 600 BAYHILL ROAD
HOOVER, AL 35244

Grantee's Name WAYNE & CYNTHIA STONE
Mailing Address 600 BAYHILL ROAD
HOOVER, AL 35244

Property Address 600 BAYHILL ROAD
HOOVER, AL 35244

Date of Sale 03/23/2020
Total Purchase Price \$ 495,000.00
or
Actual Value \$

20200505000175360 05/05/2020 11:43:25 AM DEEDS 3/3 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 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).

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 04/30/2020

Print HEATHER NELSON

Unattested

Sign

(Grantor/Grantee/Owner/Agent) circle one

(verified by)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/05/2020 11:43:25 AM
\$152.00 CHERRY
20200505000175360

Allen S. Boyd

Form RT-1