20200601000217920 06/01/2020 12:18:09 PM DEEDS 1/3

SEND TAX NOTICE TO:

James M. Roll

This instrument prepared by: S. Kent Stewart Stewart & Associates, P.C. 3595 Grandview Pkwy, #275 Birmingham, Alabama 35243 PEL2000296

WARRANTY DEED

State of Alabama County of Shelby

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of One Hundred Fourteen Thousand and 00/100 Dollars (\$114,000.00), the amount which can be verified by the Closing Statement, in hand paid to the undersigned, Willie R. Delbridge, an unmarried woman, whose address 921 Markhams Grade Drive, Woodbrid is: (hereinafter more), by James "Grantor". whether M. one or (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, James M. Roll, an unmarried man, the following described real estate situated in Shelby County, Alabama, the address of which is 1319 Wooten Spring Rd, Calera, AL 35040, to-wit:

Lots 9 and 10, Block 85, according to J. H. Dunstan's Map of the Town of Calera, Alabama, which is on file in the Probate Office of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$0.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

20200601000217920 06/01/2020 12:18:09 PM DEEDS 2/3

IN WITNESS WHEREOF, Grantor, Willie R. Delbridge has set her signature and seal on this 29th day of May, 2020.

Willie R. Delbridge

STATE OF ALABAMA **COUNTY OF SHELBY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify, Willie R. Delbridge, an unmarried woman, whose name 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 conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 29th day of May, 2020.

Notary Public

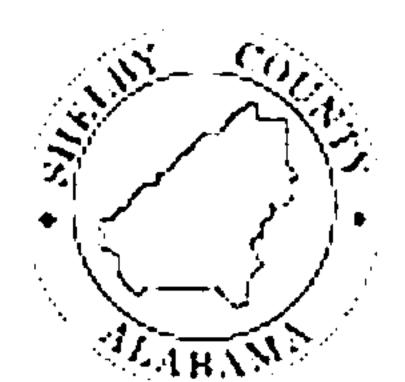
Printed Name: Arick Skyle My Commission Expires: 6-19-22

My Comm. Expires June 19, 2022

Real Estate Sales Validation Form

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

Grantor's Name	Willie R. Delbridge	Grantee's Name	James R. Roll
Mailing Address	2921 Markhams Grant Drive	Mailing Address	1319 Wooten Springs Rd
	Woodbridge VA 22191	· ·	Calera AL 35040
	%	;:-	
Property Address	1319 Wooten Springs Rd	Date of Sale	5/29/2020
	Calera AL 35040	Total Purchase Price	\$ 114,000
		or	
		Actual Value	
			₾
		Assessor's Market Value	Ų
•		this form can be verified in the entary evidence is not require Appraisal	-
Sales Contract	ţ·	Other	•
X Closing Staten	nent		
If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.			
	<u></u>	Instructions	
	d mailing address - provide this current mailing address.	he name of the person or per	rsons conveying interest
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.			
conveyed by the ins	•	This may be evidenced by an	both real and personal, being appraisal conducted by a
excluding current us responsibility of value	se valuation, of the property	·	
accurate. I further u	-	tements claimed on this form	d in this document is true and may result in the imposition
Date 6/1/202		Print Skyler Murphy	
Unattested	**************************************	Sign	
	(verified by)	(Grantor/Grantee	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
06/01/2020 12:18:09 PM
\$142.00 JESSICA

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