

County Division Code: AL039 Inst. # 2020013532 Pages: 1 of 2 I certify this instrument filed on: 2/10/2020 8:10 AM
Doc: D Alan L.King, Judge of Probate Jefferson County, AL Rec: \$19.00 DeedTx: \$375.00
Clerk: BROOKSG

This instrument was incorrectly recorded in Jefferson County.

SEND TAX NOTICE TO:

Edward Van Anderson
5169 Jameswood Circle
Birmingham, AL 35244

This instrument prepared by:
Frank Steele Jones
Frank Jones & Associates, LLC
500 Southland Drive, Suite 230
Hoover, AL 35226

WARRANTY DEED

State of Alabama)
Shelby) KNOW ALL MEN BY THESE PRESENTS:
~~Jefferson~~ County)

That in consideration of **Three Hundred and Seventy-Five Thousand Dollars and Zero cents (\$375,000.00)**, and other good and valuable considerations to the undersigned Grantors, in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, **Charles E. Strain, an unmarried man** (hereinafter referred to as the "Grantor" whether one or more), grants, bargains, sells and conveys unto **Edward Van Anderson** (hereinafter referred to as the "Grantee"), the following described real estate, situated in ~~Jefferson~~ County, **Alabama**, to-wit:
Shelby

Lot 22, according to the Map and Survey of Jameswood, Second Sector, as recorded in Map Book 11, page 108 in the Office of the Judge of Probate for Shelby County, Alabama; being situated in Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to ad valorem taxes for the years 2019, and subsequent years, easements, restrictions, covenants, rights of way, and limitations of record.

TO HAVE AND TO HOLD to the said Grantees, as fee simple owner, their heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantees, 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 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.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this the **7th day of February, 2020.**

20200828000377610 08/28/2020 08:02:55 AM DEEDS 2/3

Charles E. Strain (SEAL)
Charles E. Strain

State of ALABAMA)
JEFFERSON County)

General Acknowledgment

I, FRANK STEELE JONES, a Notary Public in and for said County, in said State, hereby certify that **Charles E. Strain**, 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, he, executed the same voluntarily for and as his own act on the day the same bears date.

Given under my hand and official seal this the **7th day of February, 2020.**

(SEAL)

FRANK STEELE JONES
Notary Public, Alabama State At Large
My Commission Expires 03/14/2023

Frank Steele Jones
Notary Public
My Commission Expires: 3/14/23

FILE NO: 2020006

Real Estate Sales Validation Form

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

Grantor's Name Charles E. Strain
Mailing Address _____

Grantee's Name Edward Van Anderson
Mailing Address 5196 Jameswood Circle
Birmingham, AL 35244

Property Address 5196 Jameswood Circle
Hoover, AL 35244

Date of Sale 2/7/2020
Total Purchase Price \$ 375,000
or
Actual Value \$ _____

20200828000377610 08/28/2020 08:02:55 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 Appraisal
 Sales Contract Other
 Closing Statement

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 2/7/2020

Print Suzanna Brooke Deaton

Unattested

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/28/2020 08:02:55 AM
S403.00 CHERRY
20200828000377610

Suzanna Brooke Deaton