

Send tax notice to:

KEITH LEWIS
4205 PLANTATION PLACE
HELENA, AL, 35080

STATE OF ALABAMA
Shelby COUNTY

This instrument prepared by:
CHARLES D. STEWART, JR.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

2012512

WARRANTY DEED


20121105000423560 1/3 \$33.00
Shelby Cnty Judge of Probate, AL
11/05/2012 11:48:43 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Thirty-Nine Thousand and 00/100 Dollars (\$139,000.00) in hand paid to the undersigned, DONALD D. MORLAN AND WIFE, COLEEN Z. MORLAN (hereinafter referred to as "Grantors") by KEITH LEWIS and HEATHER LEWIS (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 3, BLOCK 1, ACCORDING TO THE SURVEY OF AMENDED MAP
PLANTATION SOUTH FIRST SECTOR, AS RECORDED IN MAP BOOK 7, PAGE
173, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2012 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2013.
2. EASEMENT(S), BUILDING LINE(S), AND RESRICTION(S) NOT SHOWN ON RECORD MAP.
3. RESTRICTIONS APPEARING OF RECORD IN MISC. VOLUME 31, PAGE 876.
4. RIGHT OF WAY GRANTED TO SHELBY COUNTY RECORDED IN VOLUMEN 325, PAGE 261.

\$124,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

DONALD D. MORLAN IS THE SURVIVING GRANTEE OF DEED RECORDED IN DEED VOLUME 349, PAGE 836. THE OTHER GRANTEE, INEZ MORLAN, HAVING DIED ON OR ABOUT DECEMBER 31, 1993.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

Shelby County, AL 11/05/2012
State of Alabama
Deed Tax: \$15.00

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal
this the 17th day of October, 2012.

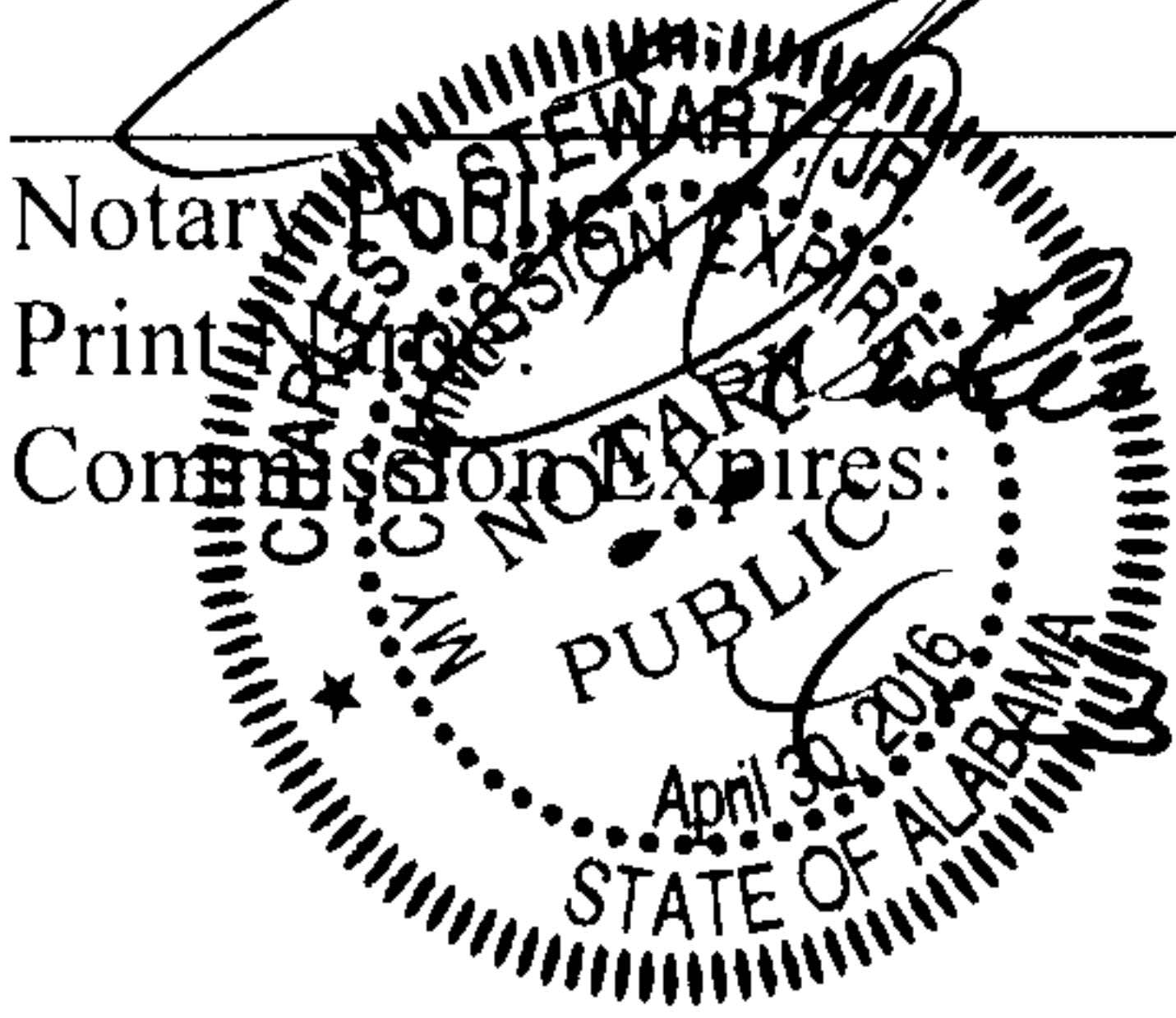

DONALD D. MORLAN


COLEEN Z. MORLAN

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby
certify that DONALD D. MORLAN AND WIFE, COLEEN Z. MORLAN, whose names
are signed to the foregoing instrument, and who are known to me, acknowledged before
me on this day, that, being informed of the contents of the said instrument, they executed
the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 17th day of October, 2012.


Notary Public
Print Name: Charles D. Stewart
Commission Expires: April 30, 2016
J. Stewart J.
2-16


20121105000423560 2/3 \$33.00
Shelby Cnty Judge of Probate, AL
11/05/2012 11:48:43 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Donald D Moran Grantee's Name Keith Lewis
 Mailing Address 1506 Timber Drive Mailing Address Heather Lewis
Helena, AL 35080 4205 Plantation Place
Helena AL 35080
 Property Address 4205 Plantation Place Date of Sale 10-17-12
Helena AL 35080 Total Purchase Price \$ 139,000
 or
 Actual Value \$ _____
 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 10-17-12

Print

Keith Lewis

Unattested

Sign

Keith Lewis

(verified by)

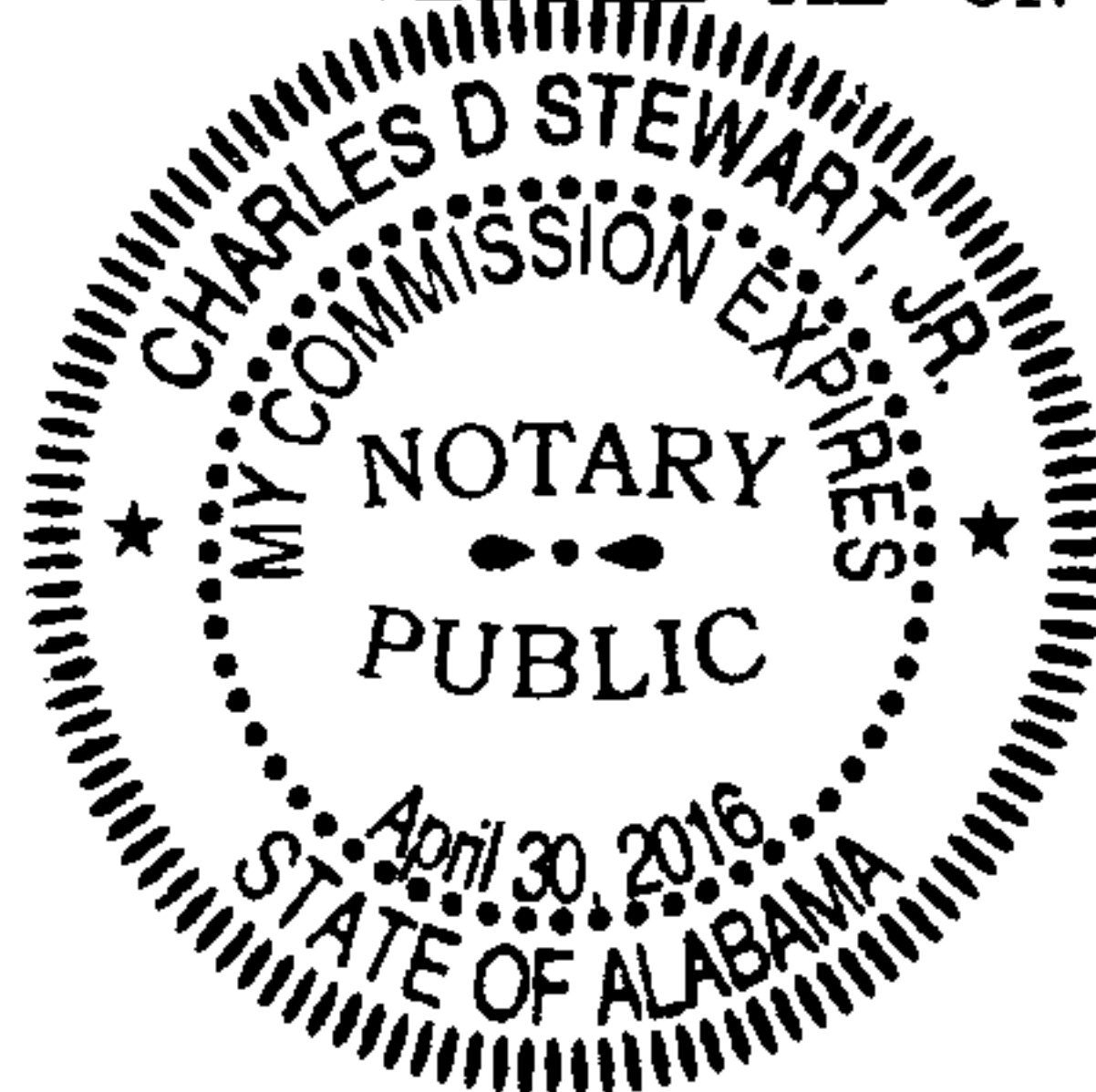
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

STATE OF ALABAMA

SHELBY COUNTY

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 17th DAY OF October, 2012.



NOTARY PUBLIC

20121105000423560 3/3 \$33.00
 Shelby Cnty Judge of Probate, AL
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