

This instrument was prepared by:
Anthony D. Snable, Attorney
Snable, Chaney & Snable, LLC
2112 11th Avenue South, Suite 528
Birmingham, AL 35205

Send Tax Notices to:
Michael D. Anderson
340 Ashville Circle
Montevallo, AL 35115

WARRANTY DEED


20130509000191940 1/3 \$64.00
Shelby Cnty Judge of Probate, AL
05/09/2013 08:23:59 AM FILED/CERT

STATE OF ALABAMA)

JEFFERSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TWO HUNDRED THIRTY THOUSAND AND NO/100 DOLLARS (\$230,000.00 the undersigned grantor(s) (whether one or more); in hand paid by the grantee herein, the receipt and sufficiency of which is hereby acknowledged, I or we, BILLIE RAY LACEY, AN UNMARRIED WOMAN, (herein referred to as grantor(s), whether one or more), grant, bargain, sell and convey unto MICHAEL D. ANDERSON, (hereinafter referred to as grantee(s), whether one or more), the following described real estate situated in Shelby County, Alabama to-wit:

Lot 31, according to the Survey of Hubbard and Givan's Subdivision of the NW ¼ of the NE ¼ of Section 21, Township 22 South, Range 3 West, as recorded in Map Book 3, Page 128, in the Probates Office of Shelby County, Alabama.

SUBJECT TO:

1. Advalorem taxes for the current tax year, 2013.
2. Easements, restrictions, reservations and conditions of record.

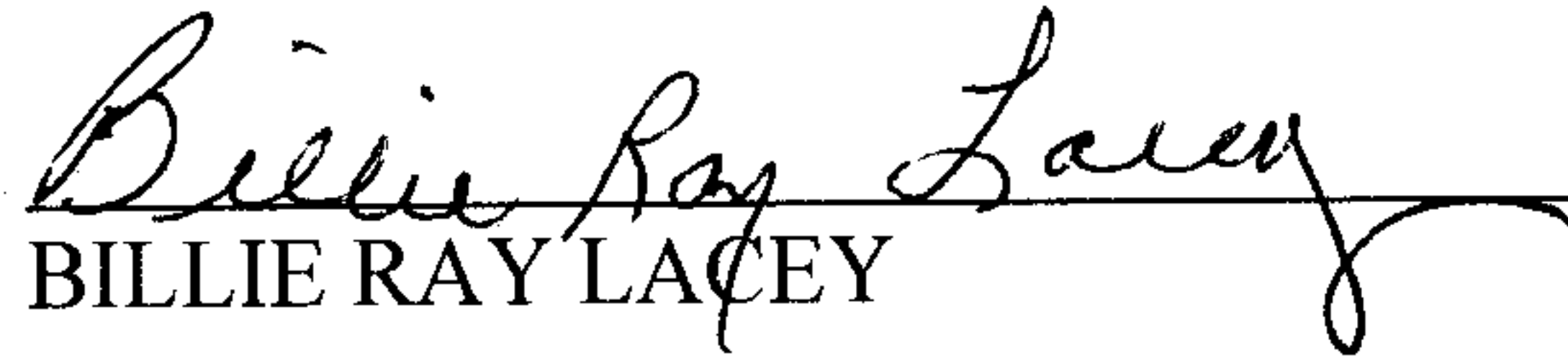
\$ 184,000.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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

Shelby County, AL 05/09/2013
State of Alabama
Deed Tax: \$46.00

IN WITNESS WHEREOF, I/(we) the undersigned hereunto set my (our) hand(s) and seal(s) this 30th day of April, 2013.

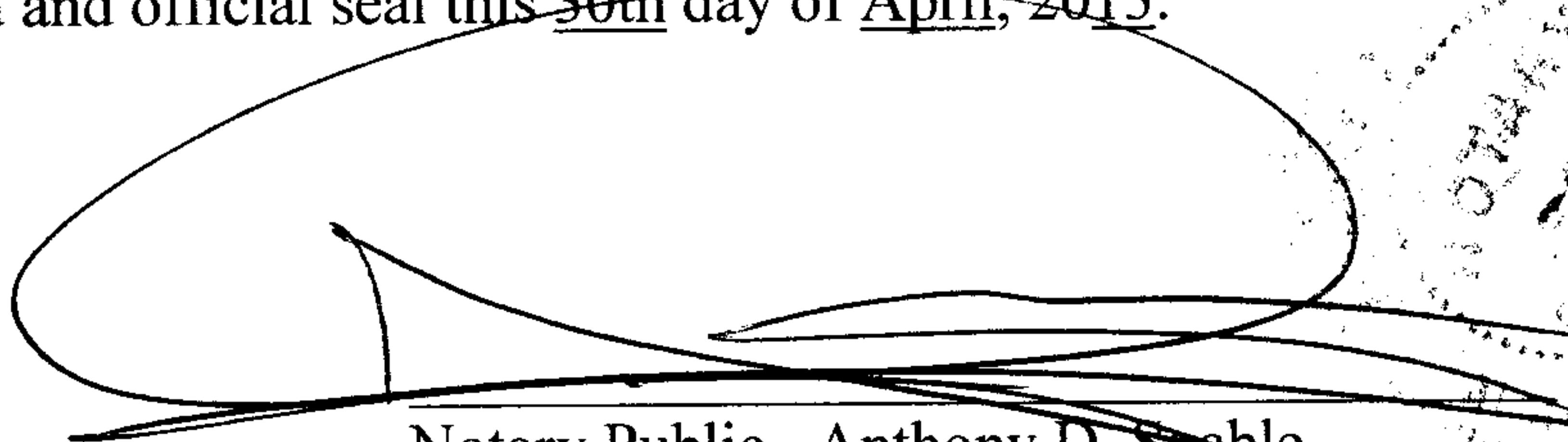

BILLIE RAY LACEY

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that BILLIE RAY LACY, AN UNMARRIED WOMAN, whose name(s) (is/are) signed to the foregoing conveyance, and who (is/are) known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, HE/SHE/THEY executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of April, 2013.


Notary Public –Anthony D. Snable

My commission expires: 11/10/15



20130509000191940 2/3 \$64.00
Shelby Cnty Judge of Probate, AL
05/09/2013 08:23:59 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 Billie Ray Lacey
Mailing Address 340 Ashville Circle
Montevallo, AL 35115

Grantee's Name Michael D. Anderson
Mailing Address 340 Ashville Circle
Montevallo, AL 35115

Property Address 340 Ashville Circle
Montevallo, AL 35115

Date of Sale 4/30/13
Total Purchase Price \$ 230,000.00

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 4/30/13 Print Billie Ray Lacey

Unattested (Signature) Sign Billie Ray Lacey
Anthony D. Snable, Attorney (Grantor/Grantee/Owner/Agent) circle one



20130509000191940 3/3 \$64.00
Shelby Cnty Judge of Probate, AL
05/09/2013 08:23:59 AM FILED/CERT

Form RT-1