


RECORDING REQUESTED BY:
DIVERSIFIED SETTLEMENT SERVICES
1206 VETERANS HIGHWAY
BRISTOL, PA 19007

PREPARED BY:
Lynn Byrd, Attorney at Law
29 Pineville Road
Monroeville, AL 36461

SEND TAX MESSAGE TO:
100 W. OGLETHORPE AVENUE
SAVANNAH, GA 31401


20130509000193260 1/3 \$19.00
Shelby Cnty Judge of Probate, AL
05/09/2013 01:47:16 PM FILED/CERT

FILE NO. AL40487

WARRANTY DEED

For good consideration in the amount of One Hundred and Twenty Six Thousand Five Hundred and Forty One Dollars and 90/100 Dollars (\$126,541.90), I (we) **FREDRICK L. SLOAN AND NAKILE K. SLOAN, HUSBAND AND WIFE, FOR AND DURING THEIR JOINT LIVES AND UPON THE DEATH OF EITHER OF THEM, THEN TO THE SURVIVOR OF THEM**, whose mailing address is 5 LAMOTTE STREET, SPARTANBURG, SC 29301, hereby bargain, deed and convey to **UNITED STATES OF AMERICA AND ITS ASSIGNS, ACTING BY AND THROUGH, THE US ARMY CORPS OF ENGINEERS, SAVANNAH DISTRICT, WITH AN ADDRESS OF 100 W. OGLETHORPE AVENUE, SAVANNAH, GA 31401**, the following described land in SHELBY County, free and clear with WARRANTY COVENANTS; to wit:

LOT 265-A, ACCORDING TO A RESURVEY OF LOTS 265 AND 266, OF SAVANNAH POINTE, SECTOR II, PHASE II, AS RECORDED IN MAP BOOK 28, PAGE 62, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

FOR INFORMATIONAL PURPOSES ONLY:
PARCEL NUMBER: 22 9 31 1 003 006.000

BEING THE SAME PREMISES WHICH AMY W. HEWES AND MARK A. HEWES, WIFE AND HUSBAND, BY DEED DATED JANUARY 23, 2006, AND RECORDED JANUARY 31, 2006, IN THE SHELBY COUNTY RECORDER OF DEEDS OFFICE, AS INSTRUMENT NO. 20060131000049550, GRANTED AND CONVEYED UNTO FREDRICK L. SLOAN AND NAKILE K. SLOAN, HUSBAND AND WIFE, FOR AND DURING THEIR JOINT LIVES AND UPON THE DEATH OF EITHER OF THEM, THEN TO THE SURVIVOR OF THEM, IN FEE SIMPLE.

Grantor, for itself and its heirs, hereby covenants with Grantee, its assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that it has a good right to convey; that the premises are free from all encumbrances; that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or its assigns, execute any instrument necessary for the further assurance of the title to the premises that may be reasonably required; and the Grantor and its heirs will forever warrant and defend all of the property so granted to Grantee, and its assigns, against every person lawfully claiming the same or any part thereof.

The acquiring Federal Agency is the US Army Corps of Engineers.

SUBJECT TO existing easements for public roads and highways, utilities, railroads and pipelines.

TOGETHER with all and singular, the tenements, hereditaments and appurtenances thereunto belonging or appertaining; and every right, title or interest, legal or equitable, of the seller(s), of in and to the same.

TOGETHER WITH title to all alleys, streets, ways, strips or gores abutting or adjoining the property that are of record.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

THIS CONVEYANCE MADE SUBJECT to all easements, and buildings or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

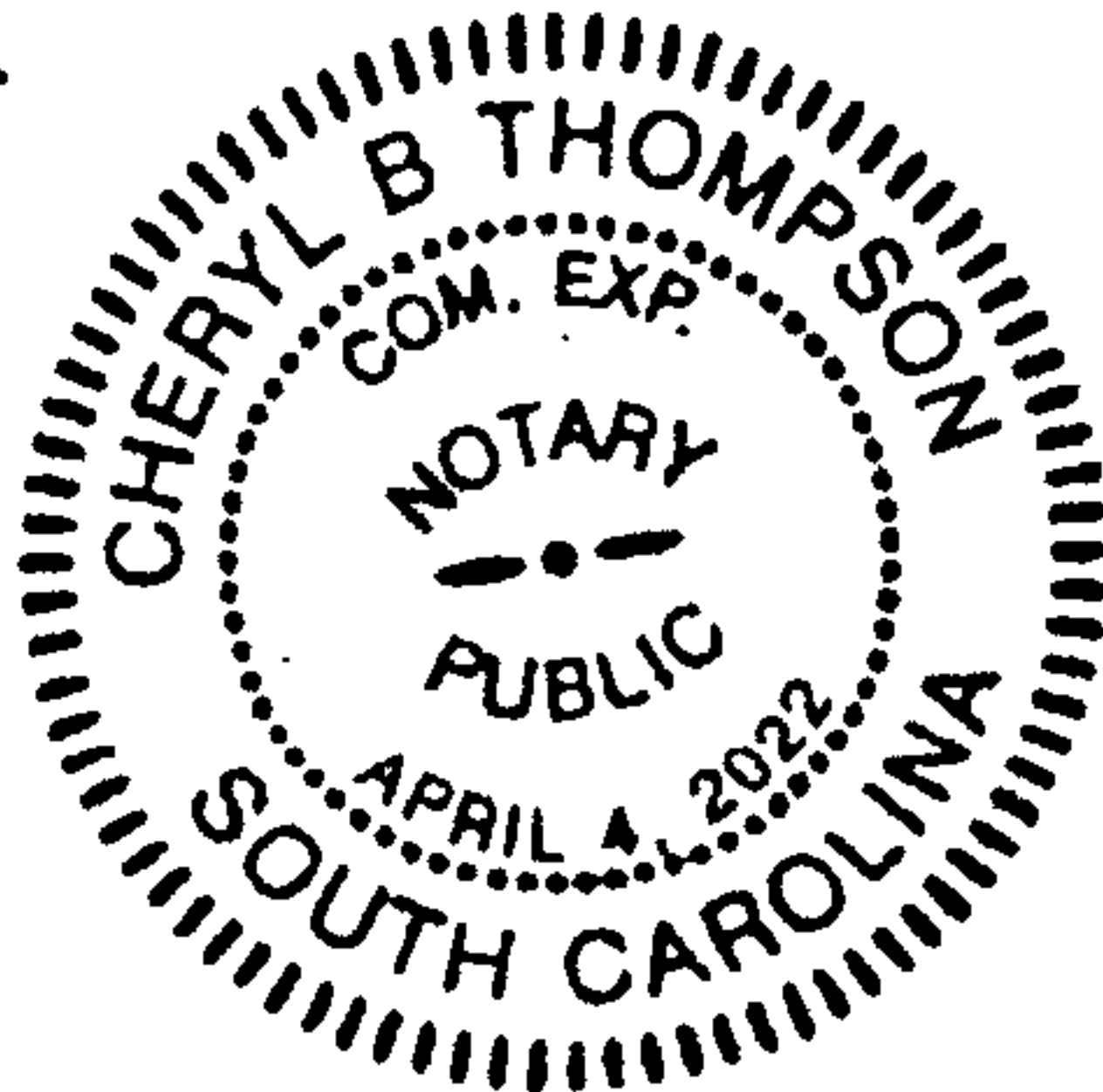
WITNESS the hands and seal of said Grantor(s) this 30 day of April, 2013.

Fredrick L Sloan
FREDRICK L. SLOAN

Nakile K. Sloan
NAKILE K. SLOAN

STATE OF ~~ALABAMA~~ South Carolina
COUNTY OF Spartanburg) SS.

I, Cheryl B. Thompson, a Notary Public, hereby certify that **FREDRICK L. SLOAN AND NAKILE K. SLOAN** 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 this day of April 30, 2013.



Cheryl B Thompson
Notary Public
April 4, 2022



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Real Estate Sales Validation Form

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

Grantor's Name Fredrick L. Sloan Grantee's Name _____
Mailing Address Nakile K. Sloan Mailing Address _____
5 Lamotte St. _____
Spartanburg, SC 29301 _____

Property Address 113 Macon Ct. Date of Sale 4/30/2013
Calera, AL 35040 Total Purchase Price \$ 126,541.90

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 ☐ 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 19 April 2013

Unattested

(verified by)

Print Fredrick L. Sloan Nakile K. Sloan
Fredrick L. Sloan Nakile K. Sloan
Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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