

SEND TAX NOTICE TO:

Amanda K. Sanders  
260 Hwy. 209  
Calera, AL 35040

Prepared by:

Morris J. Princiotta, Jr.  
Attorney at Law  
2100-C Rocky Ridge Road  
Birmingham, Alabama 35216

STATE OF ALABAMA:  
JEFFERSON COUNTY:

### WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **SEVENTY-FIVE THOUSAND AND NO/100.....(\$75,000.00) Dollars**, to the undersigned grantors in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, we, **JOHN E. LANDERS, JR. and LEA ANN LANDERS, Husband and Wife** (herein referred to as GRANTORS), do grant, bargain, sell and convey unto **AMANDA K. SANDERS** (hereinafter referred to as GRANTEE), the following described real estate situated in **SHELBY** County, Alabama to-wit:

**South 50 feet of Lot 8 and the North 75 feet of Lot 7, Block 6, according to the Survey of Jewell Heights, being a subdivision of the Southeast 1/4 of the Southwest 1/4 of Section 9, Township 22, Range 2 West, recorded in Map Book 3, Page 23, in the Probate Office of Shelby County, Alabama.**

Subject to:

1. Taxes for 2014 and subsequent years, not yet due and payable.
2. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, are not warranted herein.

**\$75,000.00 of the purchase price received herein was paid from a first purchase money mortgage loan closed simultaneously herewith.**

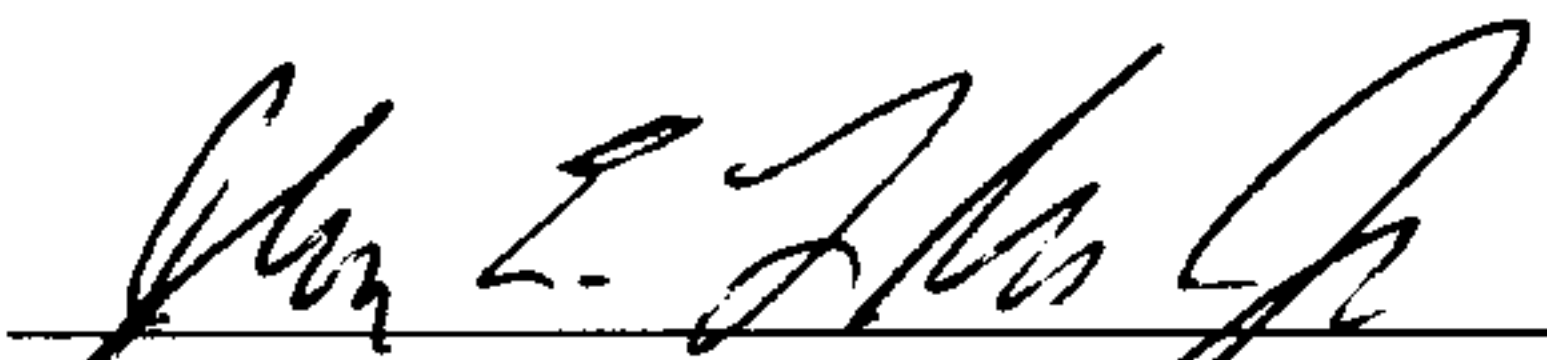
TO HAVE AND TO HOLD Unto the said GRANTEE, her heirs and assigns, forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEE, her 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 GRANTEE, her heirs and assigns forever, against the lawful claims of all persons.



20140311000068000 1/3 \$21.00  
Shelby Cnty Judge of Probate, AL  
03/11/2014 02:28:28 PM FILED/CERT

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 7th day of March, 2014.

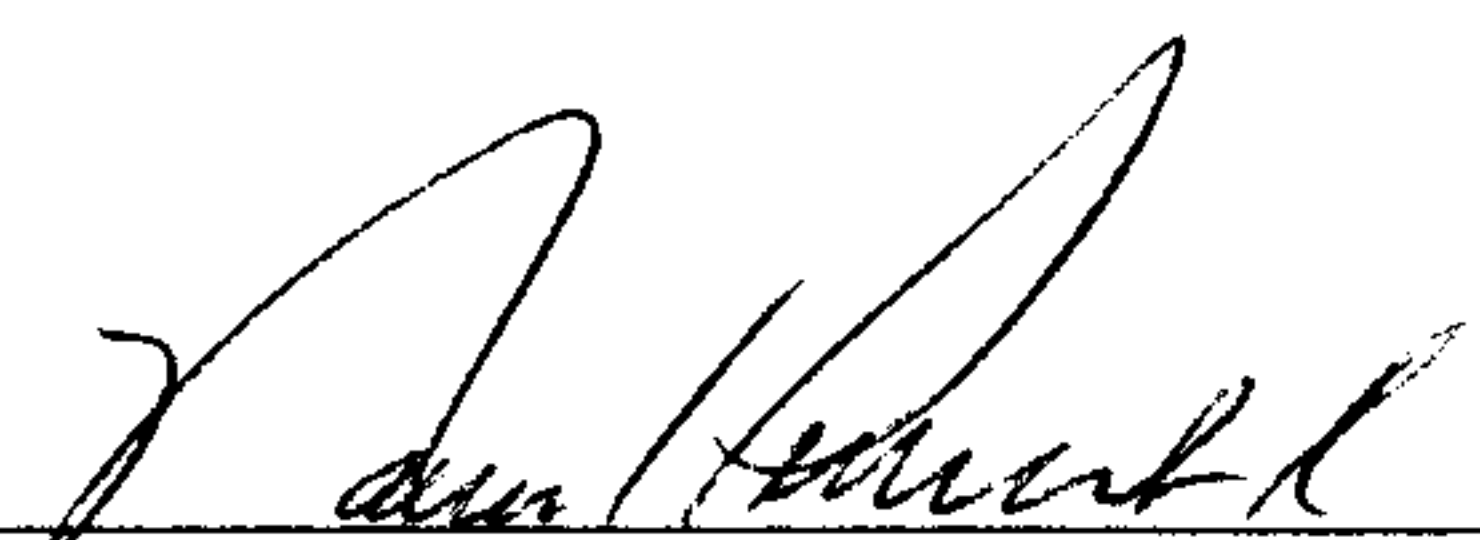
 (Seal)  
**JOHN E. LANDERS, JR.**

 (Seal)  
**LEA ANN LANDERS**

STATE OF ALABAMA:  
JEFFERSON COUNTY:

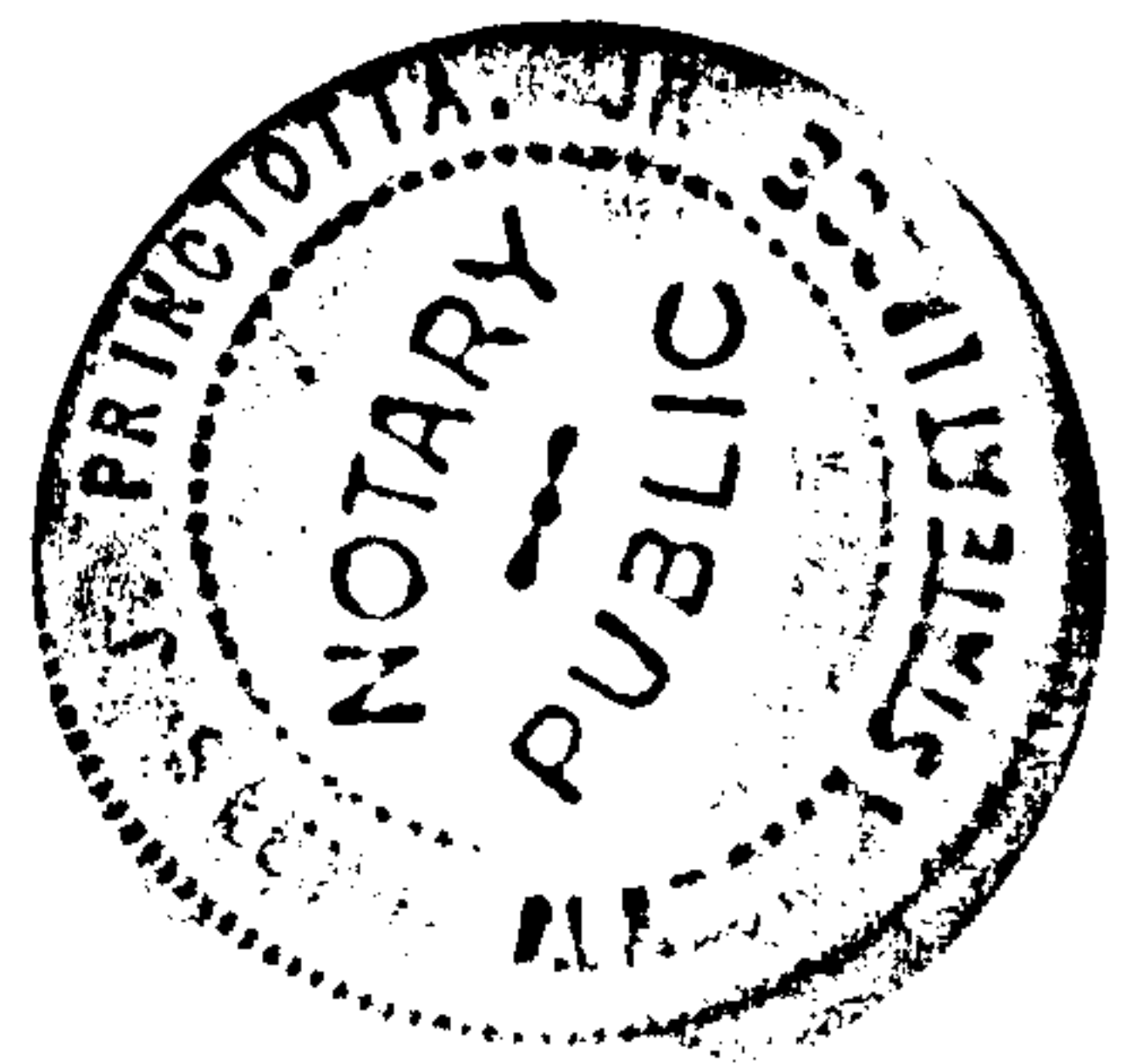
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **JOHN E. LANDERS, JR. and LEA ANN LANDERS, Husband and Wife**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7th day of March, 2014.

  
Notary Public

My Commission Expires: \_\_\_\_\_

NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES: Nov 3, 2015  
BONDED THRU NOTARY PUBLIC UNDERWRITERS



  
20140311000068000 2/3 \$21.00  
Shelby Cnty Judge of Probate, AL  
03/11/2014 02:28:28 PM FILED/CERT



20140311000068000 3/3 \$21.00  
Shelby Cnty Judge of Probate, AL  
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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 John E. Landers, Jr.  
Mailing Address Lea Ann Landers  
103 Highlander Dr.  
Hueytown, AL 35023

Grantee's Name Amanda K. Sanders  
Mailing Address 260 Hwy. 209  
Calera, AL 35040

Property Address 260 Hwy. 209  
Calera, AL 35040

Date of Sale 3/7/2014

Total Purchase Price \$ 75,000.00

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 3/7/2014

Print John E. Landers, Jr.

☐ Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1