

Send tax notice to:
Ivan Edward Ardan
Vanessa Ardan
1077 Regent Park Drive
Birmingham, AL 35242
NTC1400170

State of Alabama
County of Shelby

This instrument prepared by:
Stewart & Associates, P.C.
3595 Grandview Pkwy, #645
Birmingham, Alabama 35243


20140905000279980 1/3 \$120.00
Shelby Cnty Judge of Probate, AL
09/05/2014 03:37:25 PM FILED/CERT

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Sixty Six Thousand Five Hundred and 00/100 Dollars (\$266,500.00) in hand paid to the undersigned **Bradley Evans and Ashley Evans, Husband and Wife**, (hereinafter referred to as "Grantors"), by **Ivan Edward Ardan and Vanessa Ardan** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, 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 46, according to the The Village at Highland Lakes, Regent Park Neighborhood Phase Five, an Eddleman Community, as recorded in Map Book 42, Page 37, in the Office of the Judge of Probate of Shelby County, Alabama.

Together with nonexclusive easement to use the private roadways, Common Areas all as more particularly described in the Declaration of Easements and Master Protective Covenants for The Village at Highland Lakes, a Residential Subdivision, recorded as Instrument No. 20060421000186650 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for The Village at Highland Lakes, Regent Park Neighborhood, recorded in Instrument No. 20070223000084910, in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration").

SUBJECT TO:

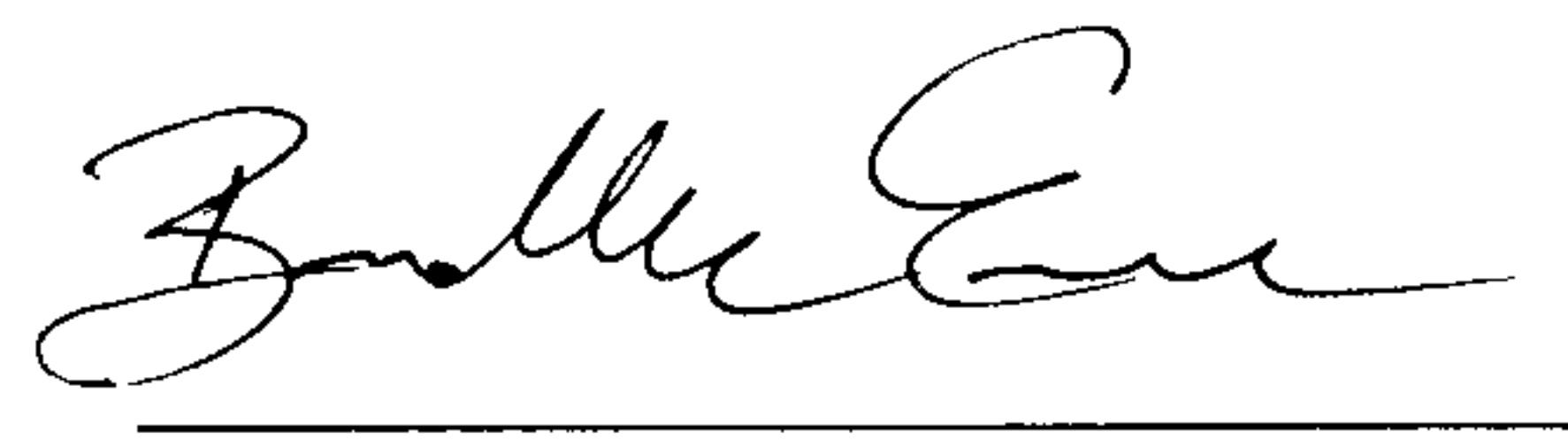
ADVALOREM TAXES DUE OCTOBER 01, 2014 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

\$166,500.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

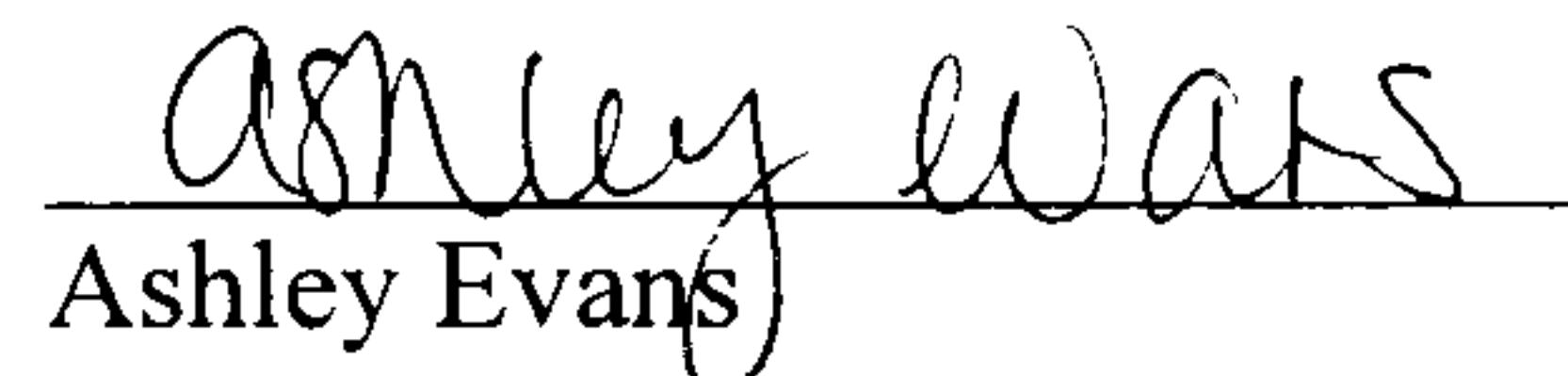
TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that it is free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, 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, Grantors Bradley Evans and Ashley Evans have hereunto set their signatures and seals on August 15, 2014.



Bradley Evans

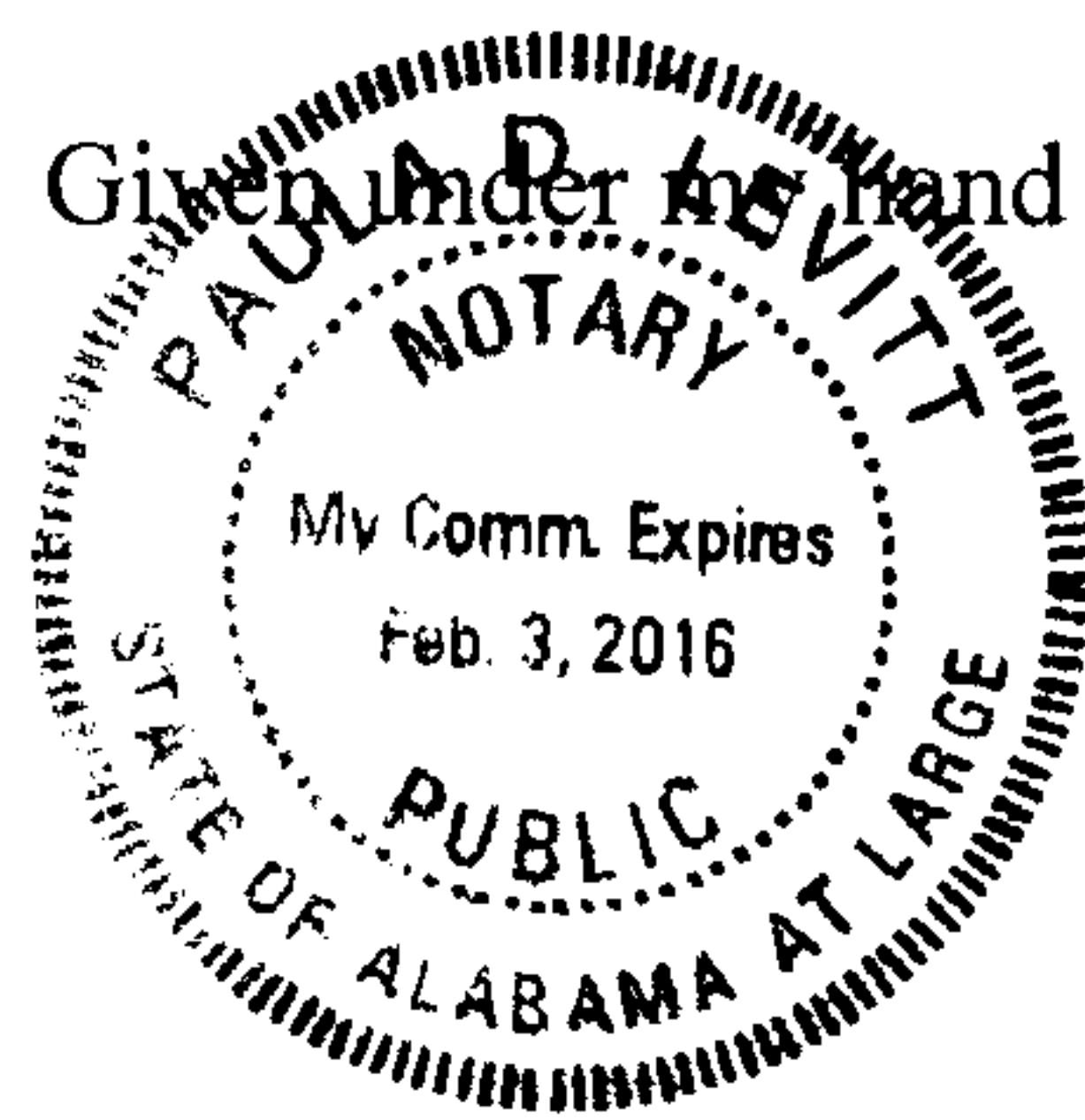


Ashley Evans

STATE OF ALABAMA
COUNTY OF JEFFERSON

20140905000279980 2/3 \$120.00
Shelby Cnty Judge of Probate, AL
09/05/2014 03:37:25 PM FILED/CERT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Bradley Evans and Ashley Evans, Husband and Wife, whose names are signed to the foregoing instrument, and who is/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 15th day of

August 14
April, 2014.



Paula D. Levitt

Real Estate Sales Validation Form

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

Grantor's Name: Bradley Evans and Ashley Evans
Mailing Address: 342 Lake Chelsea Ct Chelsea, AL 35043

Grantee's Name: Ivan Edward Ardan and Vanessa Ardan
Mailing Address: 1077 Regent Park Dr Birmingham, AL 35242

Date of Sale: 8/15/2014

Property Address: 1077 Regent Park Dr Birmingham, AL 35242

Total Purchase Price: \$266,500.00
or

County: Shelby

Actual Value: \$ n/a
or

Assessor's Market Value: \$ n/a

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: 8/15/2014

Print: Michelle Pouncey

Unattested _____

(verified by)

Sign

Michelle Pouncey
(Grantor / Grantee / Owner / Agent) Circle One

Form RT-1

