

NTC1400198

Send tax notice to:


Roy Wayne Ledbetter & Cynthia R. Ledbetter
1020 Hastings Circle
Birmingham, AL 35242

This instrument prepared by:

Stewart & Associates, P.C.
3595 Grandview Pkwy, #645
Birmingham, Alabama 35243

STATE OF ALABAMA
COUNTY Shelby

WARRANTY DEED


20140912000287240 1/3 \$106.50
Shelby Cnty Judge of Probate, AL
09/12/2014 12:25:12 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Four Hundred Thirty One Thousand Five Hundred and 00/100 Dollars and 00/100 Dollars (\$431,500.00) in hand paid to the undersigned, **Chad A. Davis**, acting through Erin M. Davis , his attorney-in-fact and Erin M. Davis, Husband and Wife (hereinafter referred to as "Grantor"), by **Roy Wayne Ledbetter and Cynthia R. Ledbetter** (hereinafter referred to as "Grantee"), 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 Rights of Survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 1228, according to the Map of Highland Lakes, 12th Sector, Phase I, an Eddleman Community, as recorded in Map Book 26, Page 137, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Together with nonexclusive easement to use the private roadways, common areas, all as more particularly described in the Declaration of Easement and Master Protective Covenants for Highland Lakes, a Residential Subdivision, recorded as Instrument No. 1994-07111 and amended in Instrument No. 1996-17543 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 12th Sector, Phase I, recorded as Instrument No. 2000-20771, in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration").

Shelby County, AL 09/12/2014
State of Alabama
Deed Tax: \$86.50

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2014 AND THEREAFTER.

\$345,200.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

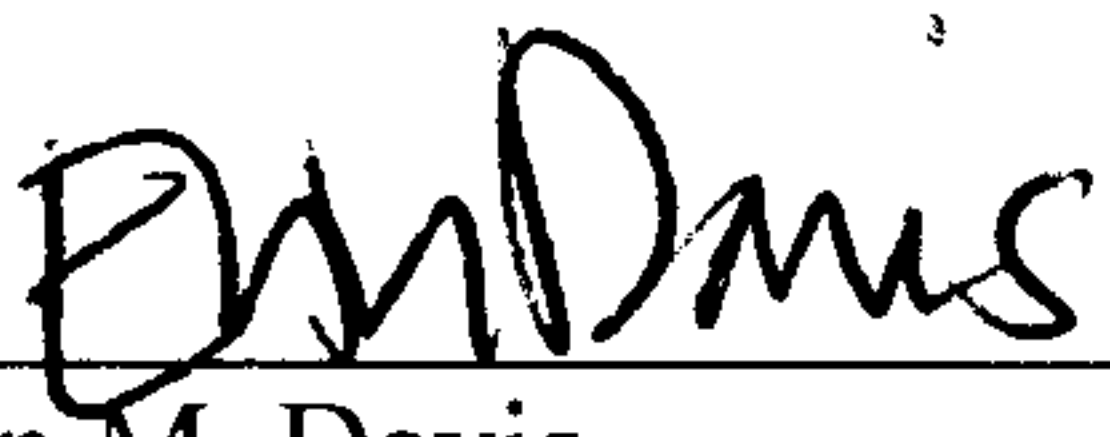
The Grantor does for , his/her heirs and assigns, covenant with Grantee, his heirs, executors, administrators and assigns, that he is lawfully seized in fee simple of said premises; that it is free from all encumbrances except as noted above; that he has a good right to sell and convey the same as aforesaid; and that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

TO HAVE AND TO HOLD to Grantees, their heirs, executors, administrators and assigns forever.

IN WITNESS WHEREOF, Grantors, Chad A. Davis, by Erin M. Davis , as attorney-in-fact and Erin M. Davis, has hereunto set their signature and seal on this the 9th day of September, 2014.

Chad A. Davis
By and through his Attorney in Fact,
Erin M. Davis

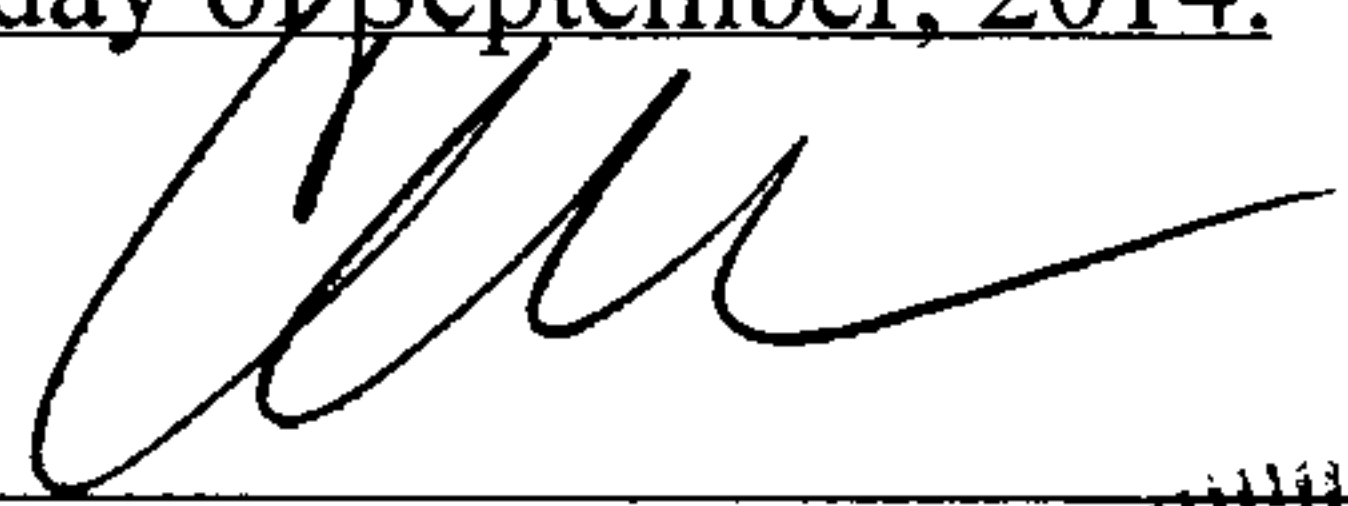
Chad A. Davis
By and through his Attorney in Fact,
Erin M. Davis

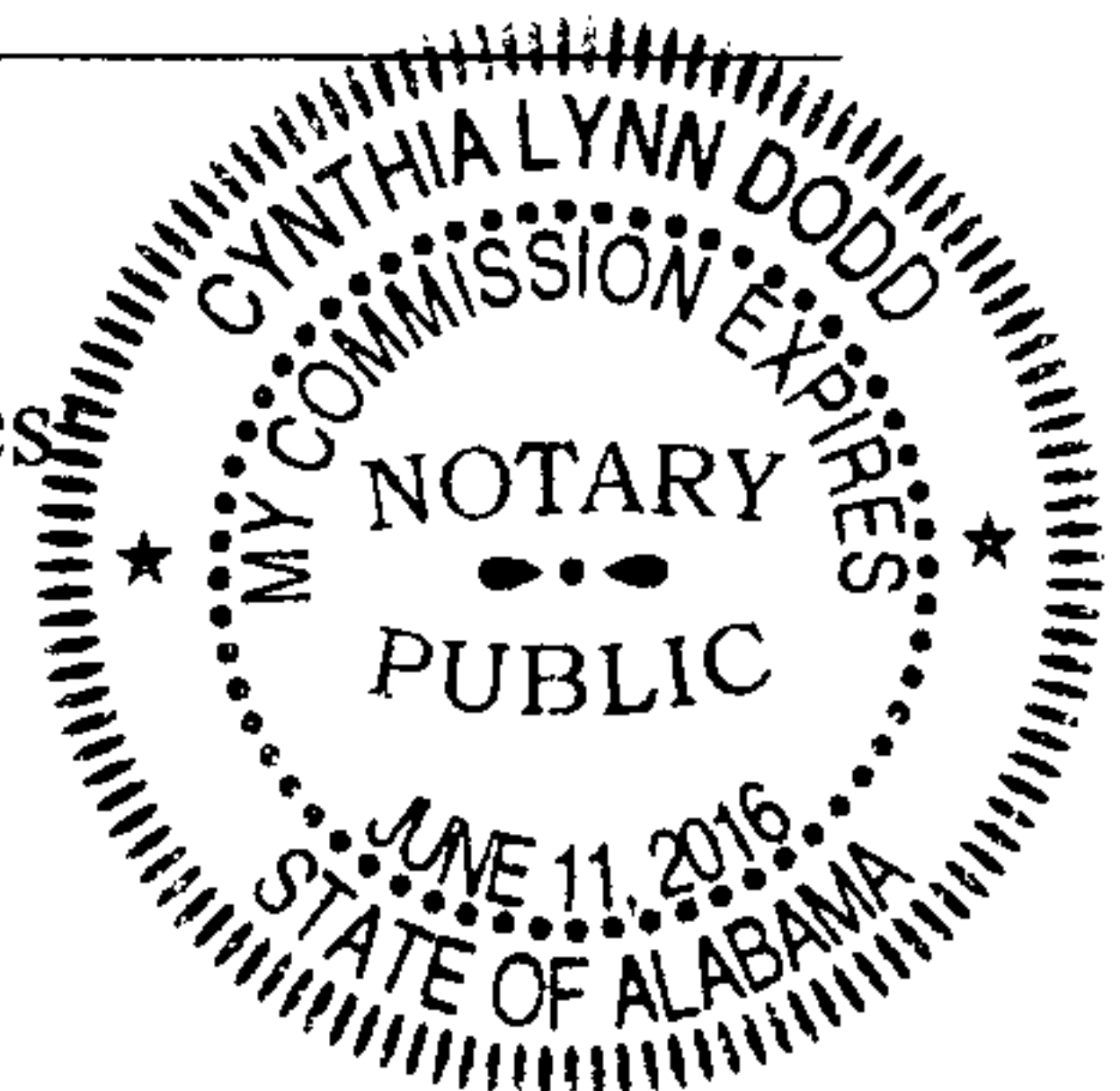

Erin M. Davis

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Erin M. Davis, whose name as attorney in fact for Chad A. Davis, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, in her capacity as such attorney in fact, and with full authority, executed the same voluntarily, for Chad A. Davis and on the day the same bears date.

Given under my hand and official seal this the 9th day of September, 2014.



Notary Public
Print Name:
Commission Expires:

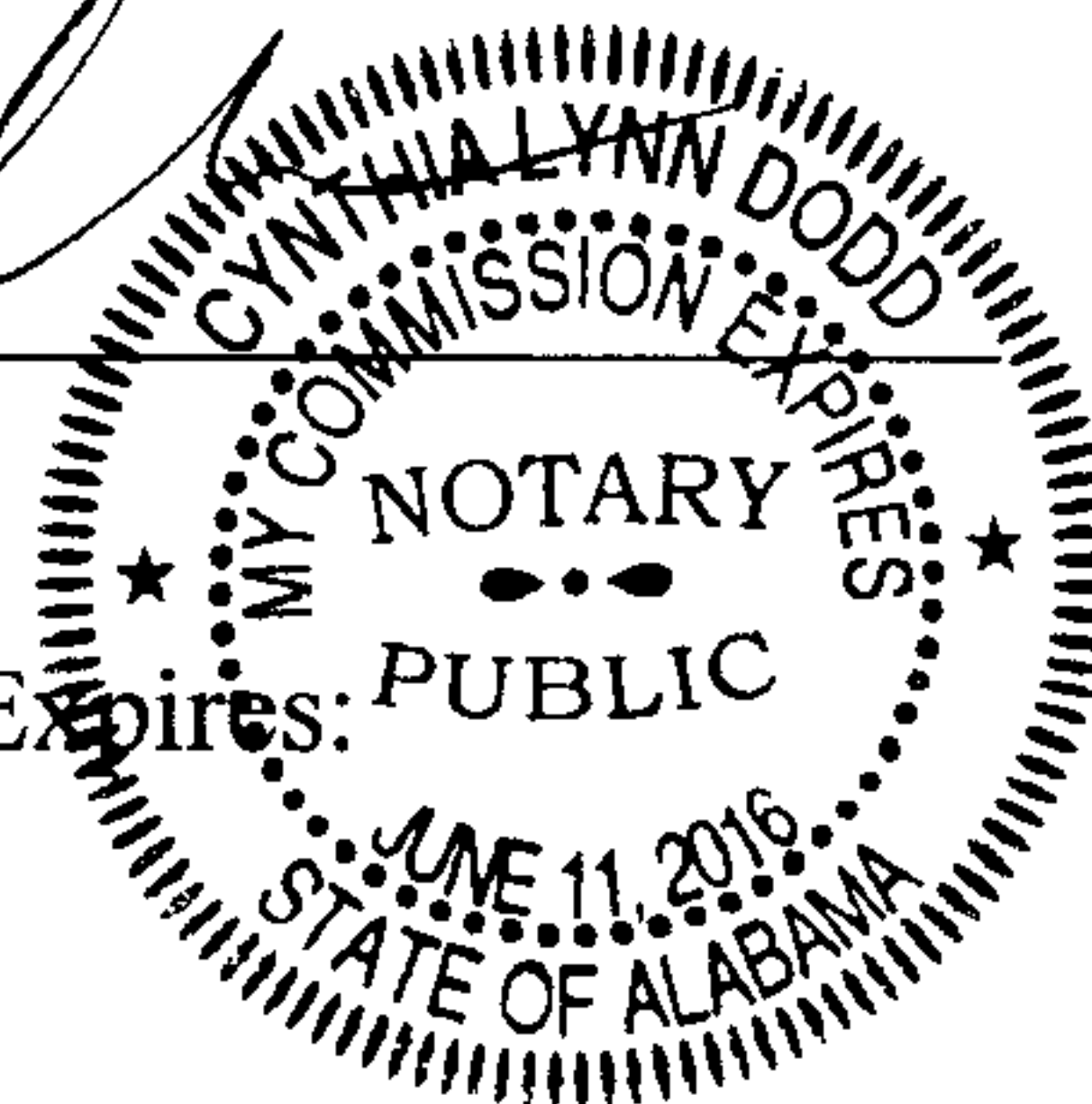



STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ERIN M. DAVIS, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 9th day of September, 2014.


Notary Public
Print Name:
Commission Expires:




20140912000287240 2/3 \$106.50
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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: Chad A. Davis and Erin M. Davis

Mailing Address: 97 Hawthorn St
Birmingham, AL 35242

Grantee's Name: Roy Wayne Ledbetter and Cynthia R. Ledbetter

Mailing Address: 1020 Hastings Circle
Birmingham, AL 35242

Date of Sale: 9/10/2014

Property Address: 1020 Hastings Circle
Birmingham, AL 35242

Total Purchase Price: \$431,500.00
or

Actual Value: \$ n/a
or

County: Shelby

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: 9/10/2014

Print: Michelle Pouncey

☐ Unattested



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Sign

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

Form RT-1