

This instrument prepared by:
Sandy F. Johnson
3170 Highway 31 South
Pelham, AL 35124

SEND TAX NOTICE TO:
Alan Cole Moncrief
2627 Buckboard Road
Birmingham, AL 35244

GENERAL WARRANTY DEED

20141028000340370
10/28/2014 01:37:40 PM
DEEDS 1/2

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred Eighty Thousand And No/100 Dollars (\$180,000.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, James Head Landham, Personal Representative for the Estate of Edward Carlin Landham, Jr., Shelby County, AL Probate Case #PR-2014-000087, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Alan Cole Moncrief (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama**:

Lot 38, according to the Survey of Homestead, First Sector, as recorded in Map Book 6, page 9, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

One Hundred Sixty-Two Thousand And No/100 Dollars (\$162,000.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

E.C. Landham, Jr. was the surviving grantee of that certain Warranty Deed recorded in Instrument #1993-33480. The other grantee, Peggy C. Landham is deceased, having died on or about January 10, 2008. Edward Carlin Landham, Jr. is now deceased, having died on or about January 30, 2014. James Head Landham was named as Personal Representative to the Estate of Edward Carlin Landham, Jr.

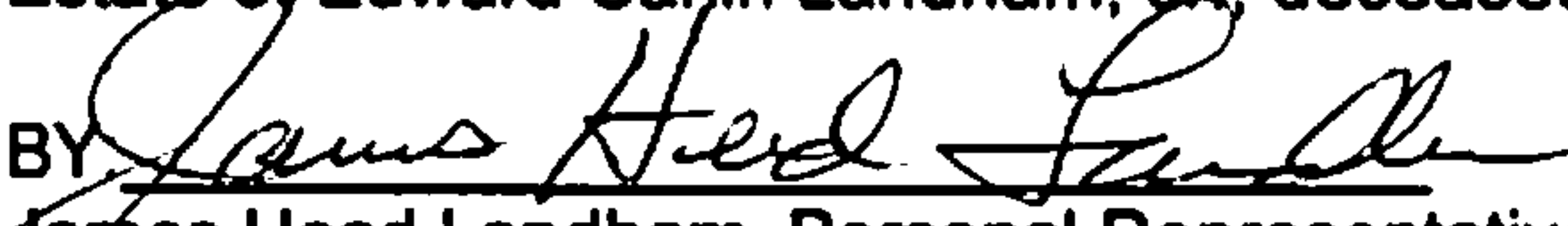
E. C. Landham, Jr., is one and the same person as Edward Carlin Landham, Jr., and is also known as Carl Landham.

Peggy C. Landham is one and the same person as Peggy Christensen Landham.

TO HAVE AND TO HOLD unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on October 22, 2014.

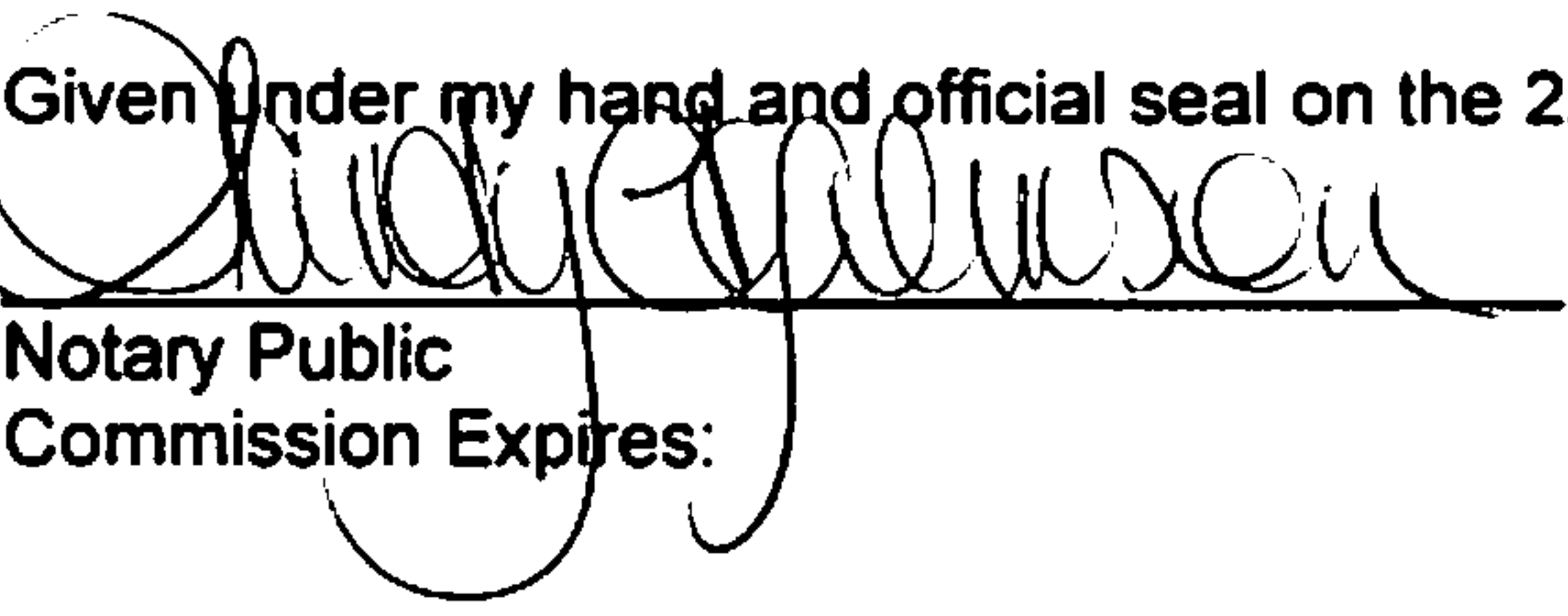
Estate of Edward Carlin Landham, Jr., deceased

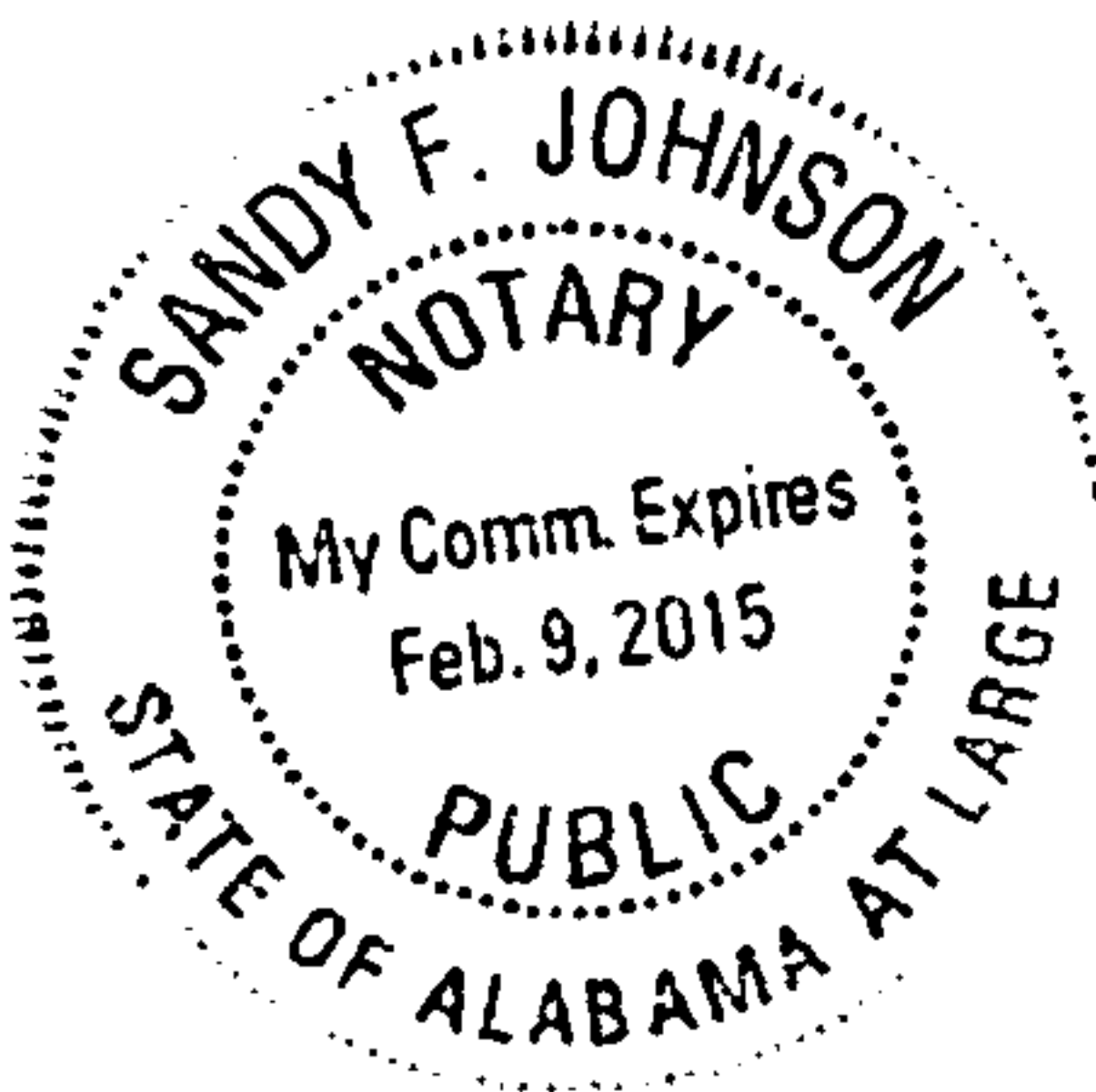
BY 
James Head Landham, Personal Representative

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that James Head Landham, as Personal Representative for the Estate of Edward Carlin Landham, Jr., is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such Personal Representative and with full authority, executed the same voluntarily for and as the act of said Estate.

Given under my hand and official seal on the 22nd day of October, 2014.


Notary Public
Commission Expires:



Real Estate Sales Validation Form
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name James Head Landham, Personal
 Representative for the Estate of
 Edward Carlin Landham, Jr., Shelby
 County, AL Probate Case
 #PR-2014-000087

Grantee's Name Alan Cole Moncrief

Mailing Address 2627 Buckboard Road
 Birmingham, AL 35244

Mailing Address 9210 Kenley Way
 Birmingham, AL 35242

Property Address 2627 Buckboard Road
 Birmingham, AL 35244

Date of Sale October 22, 2014
Total Purchase Price \$180,000.00

20141028000340370
10/28/2014 01:37:40 PM
DEEDS 2/2

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 - James Head Landham, Personal Representative for the Estate of Edward Carlin Landham, Jr., Shelby County, AL Probate Case #PR-2014-000087, 2627 Buckboard Road, Birmingham, AL 35244.

Grantee's name and mailing address - Alan Cole Moncrief, 9210 Kenley Way, Birmingham, AL 35242.

Property address - 2627 Buckboard Road, Birmingham, AL 35244

Date of Sale - October 22, 2014.

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 with 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: October 22, 2014

Sign Shirley A. Wilson
Agent



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
10/28/2014 01:37:40 PM
\$35.00 CHERRY
20141028000340370

A handwritten signature in cursive script, likely belonging to Judge James W. Fuhrmeister, is written over the official stamp.