


PEL1400164

Send tax notice to:
Troy R. Register and Robin S. Register
105 Berkshire Manor Circle
Alabaster, AL 35007

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

State of Alabama
County of Shelby

WARRANTY DEED


20150204000037750 1/3 \$23.50
Shelby Cnty Judge of Probate, AL
02/04/2015 02:46:44 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Eighty Nine Thousand Nine Hundred and 00/100 Dollars (\$189,900.00) in hand paid to the undersigned **Connie R. Lovingood, an unmarried woman** (hereinafter referred to as "Grantor"), by **Troy R. Register and Robin S. Register** (hereinafter referred to as "Grantees"), 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 right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 2, according to the Survey of Weatherly Berkshire Manor, Sector 19, as recorded in Map Book 24, Page 43, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2015 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

\$186,459.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

Connie R. Lovingood is the surviving grantee of that certain deed recorded in Instrument No. 20030107000013610; the other Grantee, James D. Lovingood having died on or about the 27th day of May, 2012.

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

The Grantor does for herself, her heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that she is lawfully seized in fee simple of said premises; that it is free from all encumbrances except as noted above; that she has a good right to sell and convey the same as aforesaid; and that she will, and her 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.

Shelby County, AL 02/04/2015
State of Alabama
Deed Tax: \$3.50

IN WITNESS WHEREOF, Grantor, Connie R. Lovingood has hereunto set her signature and seal on January 29, 2015.

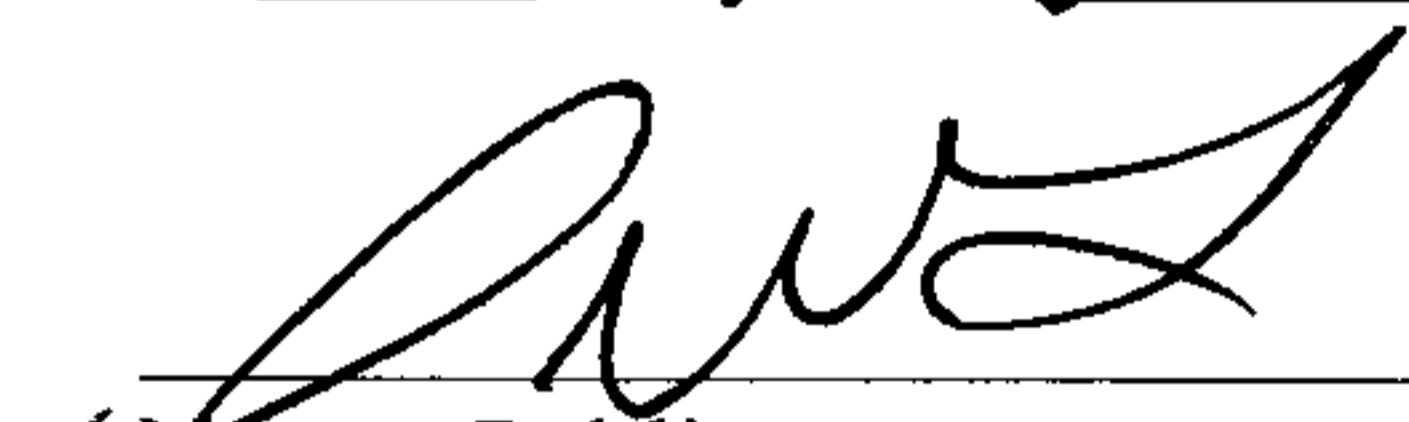

Connie R. Lovingood


STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Connie R. Lovingood, an unmarried woman, 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 29TH day of JANUARY 2015

(NOTARIAL SEAL)


Notary Public
Print Name: DAVID W. LEWIS
Commission Expires:
3/25/17


20150204000037750 2/3 \$23.50
Shelby Cnty Judge of Probate, AL
02/04/2015 02:46:44 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Connie R. Lovingood
Mailing Address 202 West Trestle Way
Helena AL 35080

Grantee's Name Troy R. Register ; Robin S. Register
Mailing Address 105 Berkshire Manor Circle
Alabaster AL 35007

Property Address 105 Berkshire Manor Circle
Alabaster AL 35007

Date of Sale 1-29-15

Total Purchase Price \$ 189,900.00

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 1/29/15

Print David W. Lewis

Unattested _____

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

