

THIS INSTRUMENT PREPARED BY:

F. Wayne Keith
Law Offices of F. Wayne Keith PC
120 Bishop Circle
Pelham, Alabama 35124

_____[Space Above This Line For Recording Data]_____

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **One Hundred, Forty Five Thousand, Five Hundred and no/100's Dollars (\$145,500.00)** and other good and valuable consideration to the undersigned

Robert Sumner, an unmarried man

(hereinafter referred to a grantor) in hand paid by the grantees the receipt whereof is hereby acknowledged the said grantor does by these presents, grant, bargain, sell and convey unto


April D. Howard

(hereinafter referred to as grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 108, according to the Survey of Laurel Woods, Phase III, as recorded in Map Book 17, Page 96, in the Probate Office of Shelby County, Alabama.

This conveyance subject to:

- 1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the date title to the above described property is acquired by the grantee.**
- 2. All taxes for the year 2015 and subsequent years, not yet due and payable.**
- 3. Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting title that would be disclosed by an accurate and complete survey of the land.**
- 4. Rights or claims of parties in possession not shown by the public records.**
- 5. Any lien, or right to lien, for services, labor, or material heretofore or hereafter furnished, imposed by law, and not shown by the public records.**
- 6. Any reappraisal, assessed value adjustment, roll back or escape taxes which may become due by virtue of any action of the Office of the Tax Assessor, The Office of the Tax Collector, and/or the Board of Equalization.**
- 7. Such state of facts as shown on subdivision plat recorded in Plat Book 17, Page 96.**
- 8. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the above described property, together with all rights, privileges, and immunities relating thereto.**


20150302000062620 1/3 \$23.00
Shelby Cnty Judge of Probate, AL
03/02/2015 10:07:36 AM FILED/CERT

Shelby County, AL 03/02/2015
State of Alabama
Deed Tax:\$3.00

9. 20' building line from Laurel Woods Trail, right of ways, 15' easement on rear, 10' easement on the west property line, restrictions, reservations and conditions, if any, as recorded in Map Book 17, Page 96.

10. Subject to Covenants, conditions and restrictions (deleting therefrom, any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Instrument 1993-30783 in the Official Records of Shelby County.

11. Right of Way to Alabama Power Company as recorded in Book 200, Page 542.

12. Right of Way to Shelby County Road as recorded in Book 271, Page 716.

13. Right of Way to Colonial Pipeline as recorded in Book 272, Page 672.

14. Rights of ingress and egress recorded in Book 274, Page 344.

\$142,864.00 of the above consideration is paid by a Purchase Money Mortgage filed simultaneously herewith.

TO HAVE AND TO HOLD, to the said grantee, April D. Howard and her heirs and assigns forever.

And said grantor does for himself, his heirs and assigns, covenant with said grantee, her heirs and assigns, that he is lawfully seized in fee simple of said premises, that they are free of all encumbrances, unless otherwise noted above; that he has a good right to sell and convey the same as aforesaid; that he will and his heirs and assigns shall warrant and defend the same to the said grantee, her heirs and assigns forever, against the lawful claims of all persons.


IN WITNESS WHEREOF, the said grantor, Robert Sumner has hereunto set his signature and seal this the 27th day of February, 2015.

ATTEST:

STATE OF ALABAMA
SHELBY COUNTY

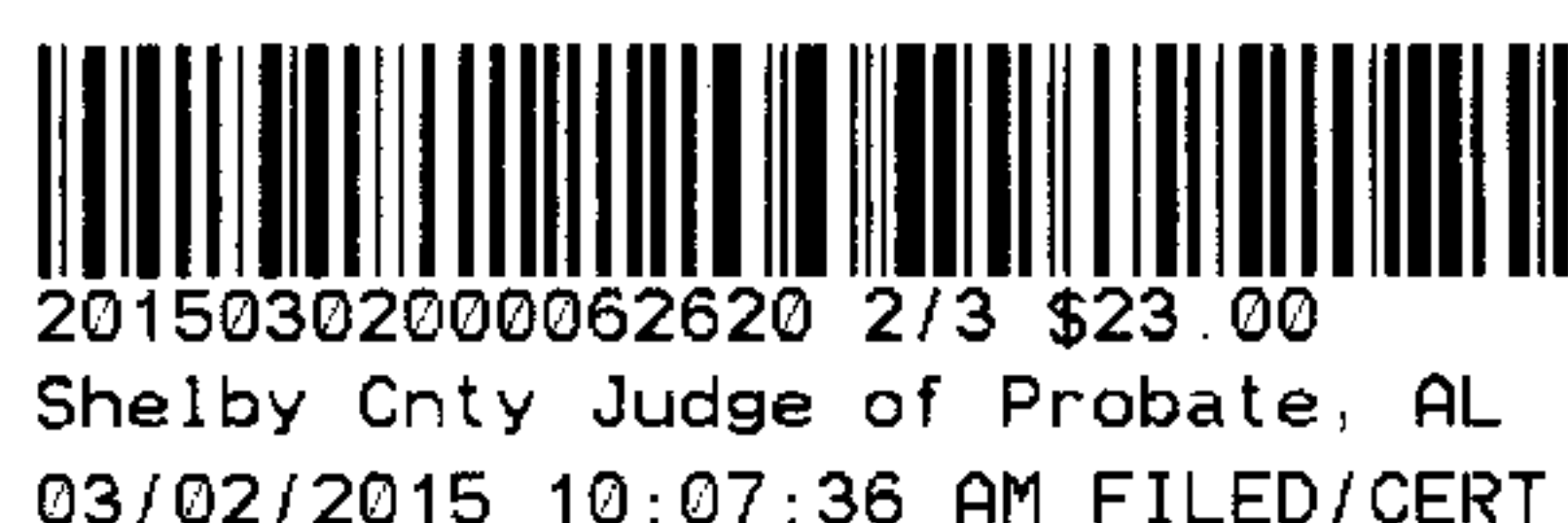
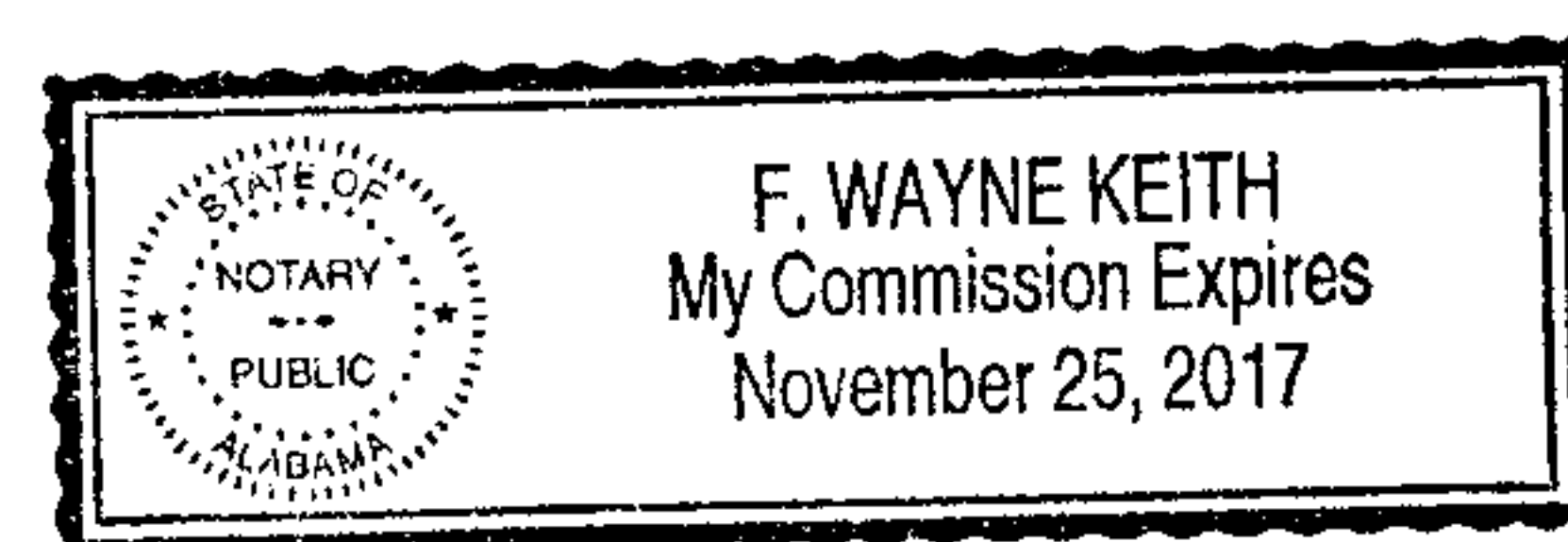
I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Robert Sumner, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me, that, being informed of the contents of the conveyance, he executed the same voluntarily for and as his act on the day the same bears date.

Given under my hand and seal this the 27th day of February, 2015.


Robert Sumner


Notary Public

SEND TAX NOTICE TO:
April D. Howard
509 Laurel Woods Trail
Helena, Alabama 35080



Real Estate Sales Validation Form

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

Grantors' Name: Robert Sumner

Mailing Address : 2060 Alpine Village, #1
Hoover, AL 35216

Grantees' Name: April D Howard

Mailing Address: 509 Laurel Woods Trail
Helena, AL 35080

Property Address: 509 Laurel Woods Trail
Helena, AL 35080

Date of Transfer: February 27, 2015

Total Purchase Price \$145,500.00

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 |
| x | Sales Contract | Other |
| x | 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.

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: February 27, 2015

Sign

x

verified by closing agent
F. Wayne Keith Attorney

RT-1

20150302000062620 3/3 \$23.00
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