

BHM1500116
Reel Settlement Solutions, LLC
3595 Grandview Parkway
Suite 600
Birmingham, Alabama 35243

BHM1500116


Send tax notice to:

Kelly Pybas
513 Canyon Park Drive
Pelham, AL 35124

This instrument prepared by:
Stewart & Associates, P.C.
3595 Grandview Pkwy, #350
Birmingham, Alabama 35243

STATE OF ALABAMA
SHELBY COUNTY

WARRANTY DEED


20150402000104820 1/3 \$110.50
Shelby Cnty Judge of Probate, AL
04/02/2015 02:19:51 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ninety Thousand Five Hundred and 00/100 Dollars (\$90,500.00) in hand paid to the undersigned, **Debra L. Exum n/k/a Debra Lazenby and Randy Lazenby, husband and wife** (hereinafter referred to as "Grantors"), by **Kelly Pybas** (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 69, according to the Survey of Canyon Park Townhomes, as recorded in Map Book 19, Page 19, in the Probate Office of Shelby County, Alabama.

DEBRA L. EXUM AND DEBRA LAZENBY ARE ONE AND THE SAME AS THAT GRANTEE IN SPECIAL WARRANTY DEED DATED FEBRUARY 25, 2004 AND RECORDED IN INSTRUMENT NO. 2004-122580 IN SHELBY COUNTY, ALABAMA.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2015 AND THEREAFTER.

BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

\$85,500.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantee, her heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantee, her 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 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, Grantors have set their signatures and seals on this the 30th day of March, 2015.

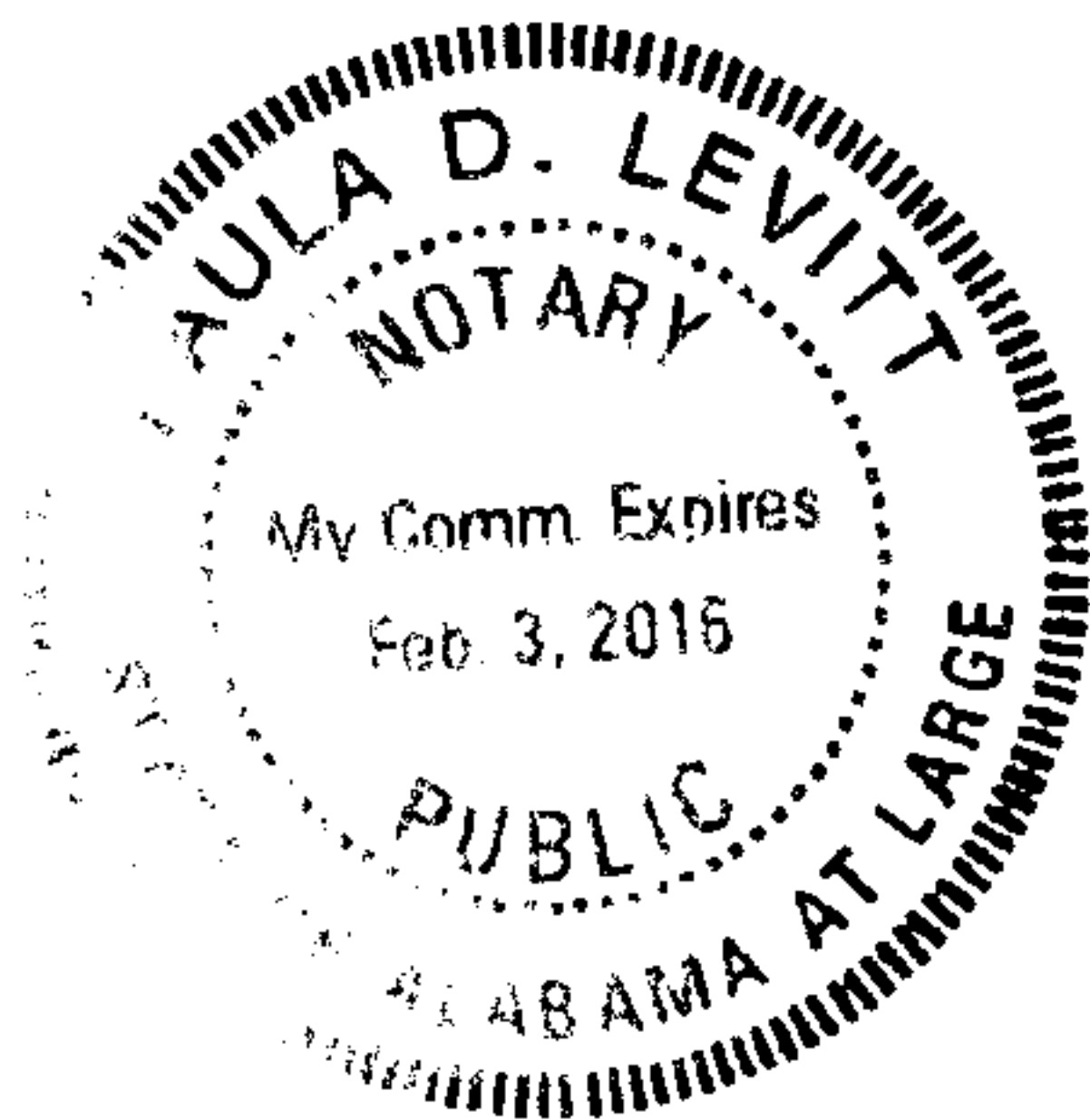
Debra L. Exum n/k/a Debra Lazenby
Debra L. Exum n/k/a Debra Lazenby

Randy Lazenby
Randy Lazenby

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Debra L. Exum n/k/a Debra Lazenby and Randy Lazenby, whose names are signed to the foregoing instrument, and who 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 30 day of March 2015.



Paula D. Levitt
Notary Public
Print Name: Paula D Levitt
Commission Expires: 2-3-16

20150402000104820 2/3 \$110.50
Shelby Cnty Judge of Probate, AL
04/02/2015 02:19:51 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: Debra L. Exum n/k/a Debra Lazenby and Randy Lazenby
Mailing Address: P. O. Box 12
McCalla, AL
35111

Grantee's Name: Kelly Pybas
Mailing Address: 513 Canyon Park Dr
Pelham, AL 35124

Date of Sale: 3/30/2015

Property Address: 513 Canyon Dr
Pelham, AL 35124

Total Purchase Price: \$90,500.00
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).

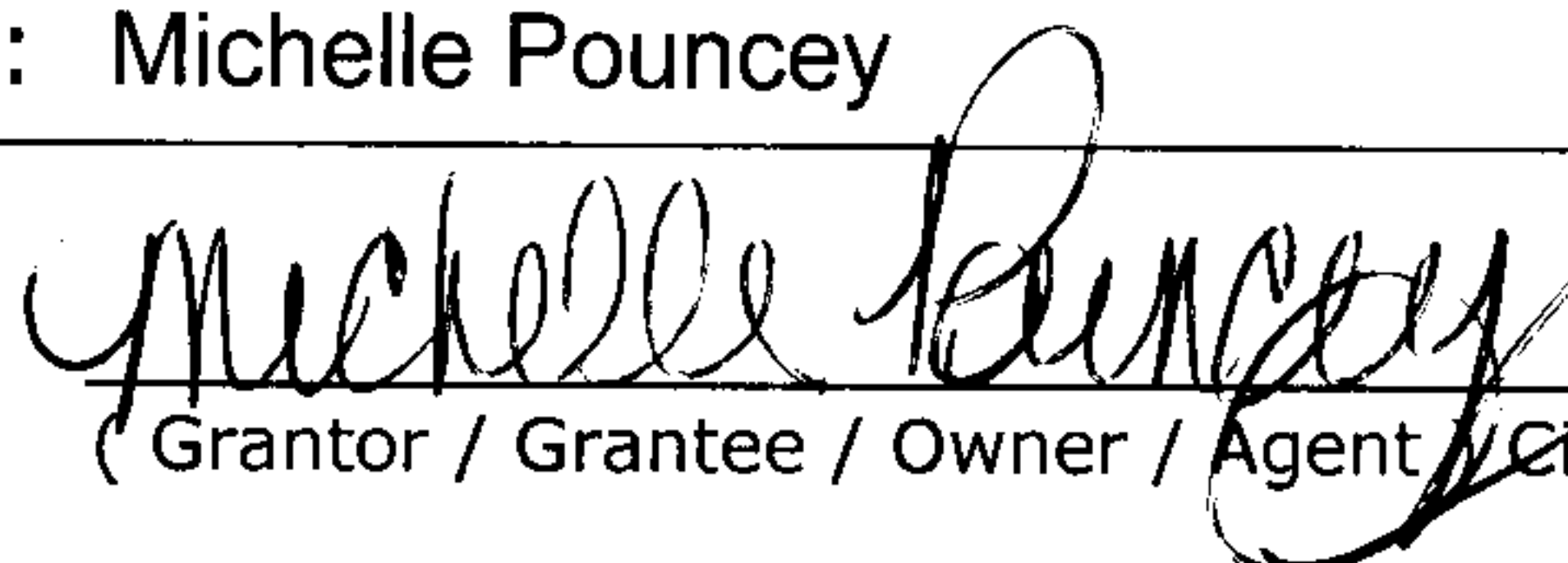
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date: 3/30/2015

Print: Michelle Pouncey

☐ Unattested

Sign



(Grantor / Grantee / Owner / Agent / Circle One



20150402000104820 3/3 \$110.50
Shelby Cnty Judge of Probate, AL
04/02/2015 02:19:51 PM FILED/CERT

Form RT-1