

Warranty Deed

STATE OF ALABAMA
COUNTY OF SHELBY

20150713000237550 1/3 \$22.00
Shelby Cnty Judge of Probate, AL
07/13/2015 02:31:45 PM FILED/CERT

Know All Men by These Presents: That in consideration of *Ninety Eight Thousand Dollars (\$98,000.00)* to the undersigned grantor (whether one or more), in hand paid by the grantee(s) herein, the receipt of which is hereby acknowledged, I or we **Ashton A. Tureaud, who is now known as Ashton Tureaud Strachan, and husband, Samuel Louis Strachan, Jr.**, (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Jelia S. Day**, (herein referred to as grantee, whether one or more), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

See Attached Exhibit "A" Legal Description

The above consideration is being paid by two purchase money mortgages in the amounts of \$96,224.00 and \$2,940.00, which are filed simultaneously herewith.

To Have and to Hold to the said grantee, his, her or their heirs and assigns forever. And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his/her/their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that I am (we are) free from all encumbrances, unless otherwise stated herein; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantee, his/her/their heirs and assigns forever, against the lawful claims of all persons, except as to otherwise stated herein.

In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this **30th day of June, 2015**.

Ashton A. Tureaud, who is now known as Ashton Tureaud Strachan (Seal)
Ashton A. Tureaud, who is now known as Ashton Tureaud Strachan

Samuel Louis Strachan, Jr. (Seal)
Samuel Louis Strachan, Jr.

STATE OF ALABAMA
COUNTY OF SHELBY

I, *Bryan Gregg*, a Notary Public, in and for said County in said State, hereby certify that **Ashton A. Tureaud, who is now known as Ashton Tureaud Strachan, and husband, Samuel Louis Strachan, Jr.**, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand this **30th day of June, 2015**.

Bryan Gregg
Notary Public
My Commission Expires: *10-6-2015*



Send Tax Notice To & This Instrument Prepared By:
Jelia S. Day
639 The Heights Lane
Calera, AL 35040

Exhibit "A" Legal Description

Lot 69, according to the Final Plat Town Side Square, Sector One, as recorded in Map Book 38, Page 120, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to all building set-back lines, covenants, conditions, easements, limitations, provisions, restrictions, reservations, and rights-of-way of record.



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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	Ashton Tureaud Strachan and	Grantee's Name	Jelia S. Day
Mailing Address	Samuel Louis Strachan, Jr.	Mailing Address	639 The Heights Lane
	6604 Riverhaven Place		Calera, AL 35040
	Hoover, AL 35244		
Property Address	639 The Heights Lane	Date of Sale	June 30, 2015
	Calera, AL 35040	Total Purchase Price \$	98,000.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input checked="" type="checkbox"/> 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	6-30-15	Print	Jelia S. Day
Unattested	Bryan Gregg	Sign	Jelia S. Day
	(verified by)		(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1