

Send tax notice to:
Tenir L. Gumbs
201 Hidden Cove Circle
Pelham, AL 35124

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

PEL1600093

STATE OF ALABAMA
Shelby COUNTY

WARRANTY DEED

20160408000116550
04/08/2016 03:33:03 PM
DEEDS 1/3

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Eighteen Thousand Five Hundred and 00/100 Dollars (\$118,500.00) in hand paid to the undersigned, Louis A. Russo, an unmarried man and Alan Cox, an unmarried man (hereinafter referred to as "Grantors"), by Tenir L. Gumbs (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 26 according to the Survey of Hidden Creek Townhomes Phase II as recorded in Map Book 28, Page 37, Shelby County, Alabama. Records.

SUBJECT TO:

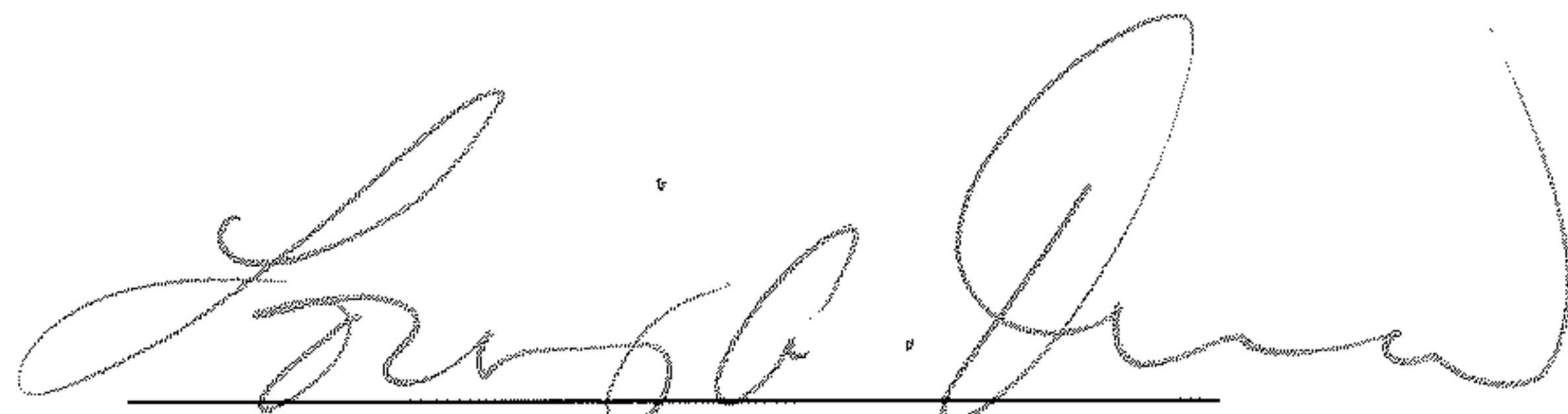
ADVALOREM TAXES DUE OCTOBER 01, 2016 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND
CONDITIONS OF RECORD.

\$116,353.00 OF THE CONSIDERATION 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 signature and seal on this the 7th day of April, 2016.



Louis A. Russo




Alan Cox

STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Louis A. Russo, an unmarried man and Alan Cox, an unmarried man 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 7th day of April, 2016.



Notary Public

Print Name: *DAVID W. LEWIS*
Commission Expires:

3/25/17



Real Estate Sales Validation Form

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

Grantor's Name LOUIS A. RUSSO AND
Mailing Address ALAN COX
103 CEDAR COVE DRIVE
PELHAM, AL 35124

Grantee's Name TENIA L. GUMBS
Mailing Address 201 HIDDEN COVE CIRCLE
PELHAM AL 35124

Property Address 201 HIDDEN COVE CIRCLE
PELHAM, AL 35124

Date of Sale 4-7-16
Total Purchase Price \$ 158,500

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 4/7/16

Print DAYID W. LAWIS

Unattested _____

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
04/08/2016 03:33:03 PM
S22.50 CHERRY
20160408000116550

[Signature]