

This instrument was prepared by:  
David P. Condon, P.C.  
100 Union Hill Drive Suite 200  
Birmingham, AL 35209 20160728000264950  
07/28/2016 12:55:35 PM  
DEEDS 1/3

Send tax notice to:  
Rebecca Howard  
126 Lake Davidson Ln.  
Helena, Alabama 35080

**WARRANTY DEED**

**STATE OF ALABAMA  
SHELBY COUNTY**

**KNOW ALL MEN BY THESE PRESENTS**

That in consideration of **Two Hundred Fifteen Thousand and 00/100 Dollars (\$215,000.00)** to the undersigned grantors in hand paid by the grantee herein, the receipt and sufficiency of which is acknowledged, we,

**Kenneth D. Lamon and his wife, April H. Lamon**

(hereinafter referred to as "Grantors") do grant, bargain, sell and convey unto

**Rebecca Howard**

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

**Lot 13, according to the Survey of Old Town Helena, as recorded in Map Book 22, page 26, in the Probate Office of Shelby County, Alabama.**

**April H. Lamon executed this deed solely in compliance with Alabama Code Section 6-10-3 and does not provide any warranties of title.**

Subject to: (1) 2016 ad valorem taxes not yet due and payable;  
(2) all mineral and mining rights not owned by the Grantors; and  
(3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

TO HAVE AND TO HOLD UNTO Grantee, **her** heirs and assigns, forever;

And we do for ourselves and for our heirs, executors, and administrators covenant with Grantee, **her** heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to Grantee, **her** heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have set our hands and seals, this 20<sup>th</sup> day of JULY, 2014.

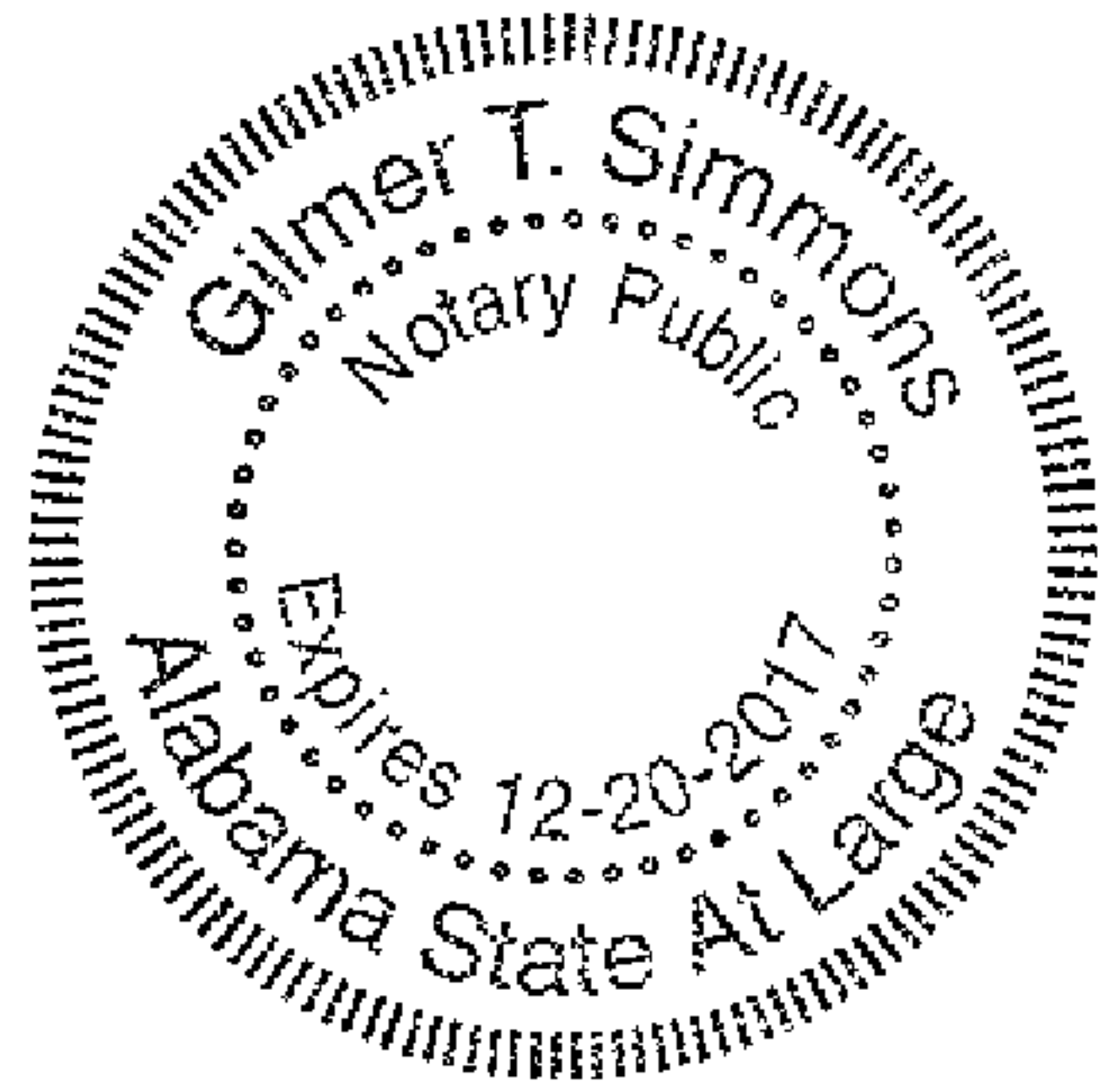
Kenneth D. Lamon (Seal) April H. Lamon (Seal)  
Kenneth D. Lamon April H. Lamon

STATE OF ALABAMA  
JEFFERSON COUNTY

I, the undersigned Notary Public in and for said County, in said State, hereby certify that **Kenneth D. Lamon and April H. Lamon** whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20<sup>th</sup> day of JULY, 2014.

Gilmer T. Simmons  
Notary Public



My Commission Expires: 12/20/2017

REAL ESTATE SALES VALIDATION FORM

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

Grantor Name: Kenneth D. Lamon

Date of Sale: July 20th, 2016

Grantor Name: April H. Lamon

Mailing Address: 126 Lake Davidson Ln.
\$215,000.00

Total Purchase Price:

Helena, Alabama, 35080

Or

Actual Value: \$

Property Address: 126 Lake Davidson Ln.
Helena, Alabama, 35080

Or

Assessor's Market Value: \$

Grantee Name: Rebecca Howard

Mailing Address: 327 Falesco Lane

Matthews, North Carolina, 28105

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

XX 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 Section 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 Section 40-22-1 (h).

Date: 7/20/16

Print: Gilmer T. Simmons

Unattested (verified by)

Sign: [Signature] (Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
07/28/2016 12:55:35 PM
\$236.00 CHERRY
20160728000264950

[Signature]