

This Instrument was Prepared by:

Send Tax Notice To: Robert Lester Whitmore

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

20986 Hwy. 55
Sterrett, AL 35147

File No.: MV-16-23108

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Forty Five Thousand Dollars and No Cents (\$45,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Connie D. Buckingham and Viki Dunlap Howard**, Husband and wife (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Robert Lester Whitmore**, (herein referred to as Grantee, whether or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

A parcel of land out of the SE 1/4 of the SW 1/4, Section 5, Township 18, Range 2 East. Lying and being in that portion South of Columbiana Road, more particularly described as follows: For point of beginning go North from the Southeast corner 420 feet along the East boundary line of the SE 1/4 of the SW 1/4; thence continue in a straight line along the East boundary 180 feet to the South side of Columbiana Road; thence southwest along the South side of the Columbiana Road 300 feet; thence South 180 feet; thence East 225 feet to point of beginning. Situated in Shelby County, Alabama.

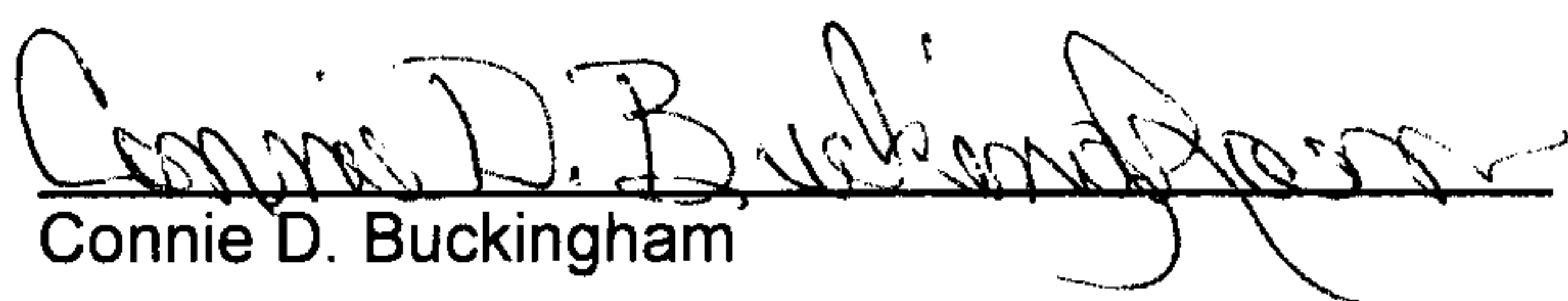
Property may be subject to 2016 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$38,000.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed 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 the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; 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 Grantees, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 7th day of October, 2016.


Connie D. Buckingham


Viki Dunlap Howard

State of Alabama

County of Shelby

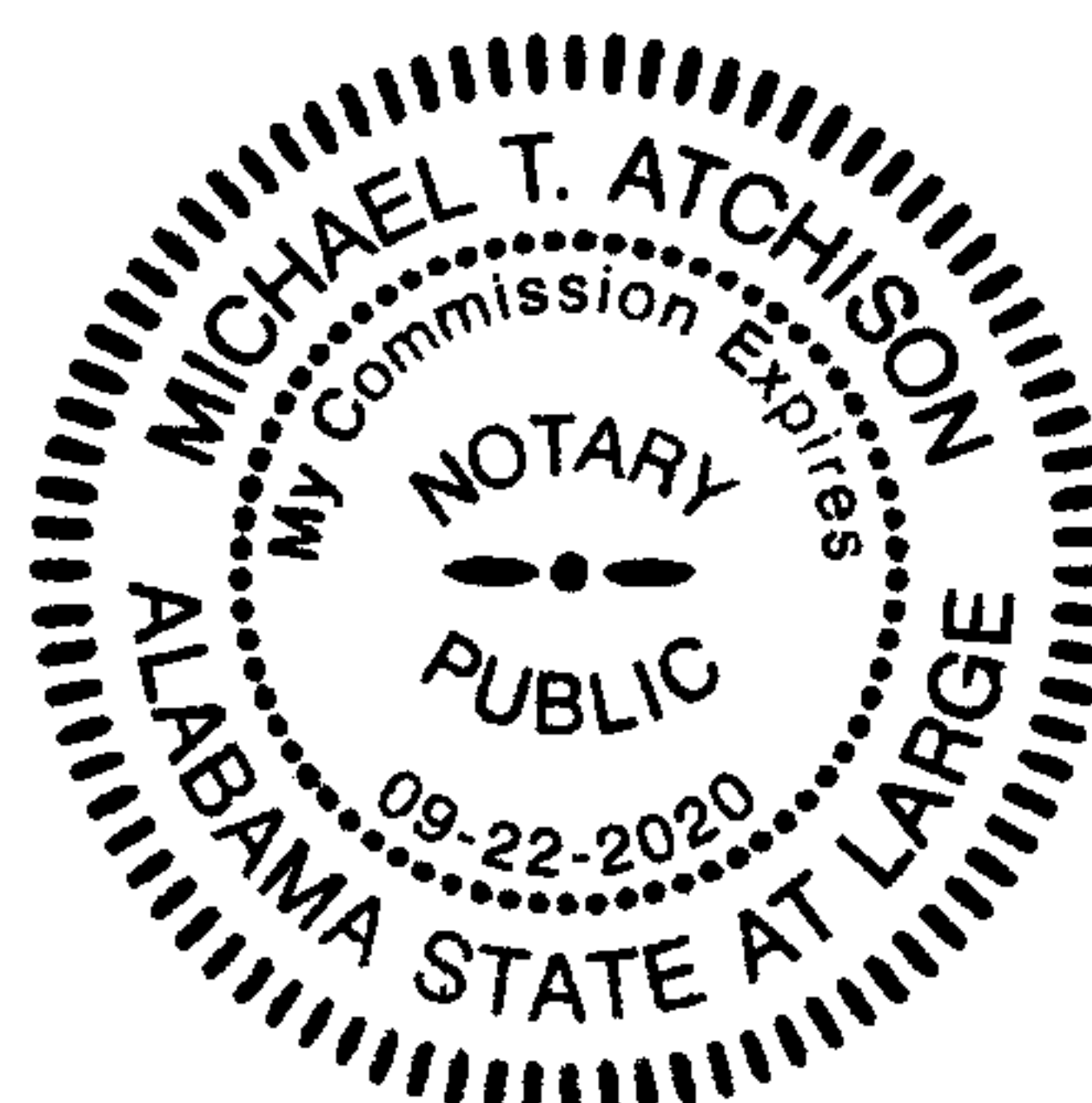

20161014000377060 1/2 \$25.00
Shelby Cnty Judge of Probate, AL
10/14/2016 08:16:42 AM FILED/CERT

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Connie D. Buckingham and Viki Dunlap Howard, 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 and official seal this the 7th day of October, 2016.


Notary Public, State of Alabama
Mike T. Atchison
My Commission Expires:

9-22-20



Shelby County, AL 10/14/2016
State of Alabama
Deed Tax: \$7.00

Real Estate Sales Validation Form

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

Grantor's Name Connie D. Buckingham
Viki Dunlap Howard

Mailing Address 628 Bayh. H Rd
Prichard AL 35244

Property Address 21014 Highway 55
Sterrett, AL 35147

Grantee's Name Robert Lester Whitmore
20986 Hwy 55

Mailing Address Sterrett, AL 35147

Date of Sale October 07, 2016
Total Purchase Price \$45,000.00

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)

☐ 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 of 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 October 03, 2016

Print Connie D. Buckingham

Sign Connie D. Buckingham
(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)


20161014000377060 2/2 \$25.00
Shelby Cnty Judge of Probate, AL
10/14/2016 08:16:42 AM FILED/CERT

Form RT-1