

PEL 1606497

Send tax notice to:
Thomas R. Vigneulle, Jr.
233 Cambrian Ridge Trail
Pelham, AL 35124

This instrument prepared by:
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

STATE OF ALABAMA
Shelby COUNTY

WARRANTY DEED

20161102000401490
11/02/2016 10:39:32 AM
DEEDS 1/3

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Twelve Thousand and 00/100 Dollars (\$112,000.00) in hand paid to the undersigned, **Vanessa Adams f/k/a Vanessa A. Mills, an unmarried woman** (hereinafter referred to as "Grantor"), by **Thomas R. Vigneulle, Jr.** (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 37, according to the survey of Cambrian Ridge, as recorded in Map Book 21, Page 8, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

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

\$89,600.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A
MORTGAGE LOAN.

Thomas R. Vigneulle, Jr. is one and the same person as Thomas Ray Vigneulle Jr.
Vanessa Adams is one and the same person as Vanessa A. Mills.

The Grantor does for herself, her heirs and assigns, covenant with Grantee, his heirs, executors, administrators and assigns, that he is lawfully seized in fee simple of said premises; that it is free from all encumbrances except as noted above; that she has a good right to sell and convey the same as aforesaid; and that she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims of all persons.

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

IN WITNESS WHEREOF, Grantor has set her signature and seal on this, the 28 day of Oct, 2016.

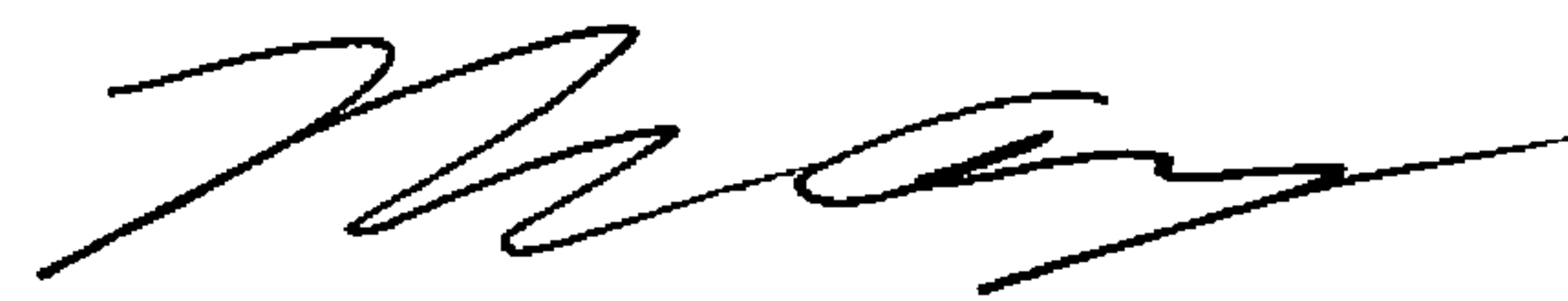

Vanessa Adams f/k/a Vanessa A. Mills

STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Vanessa Adams f/k/a Vanessa A. Mills, an unmarried woman whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this, the 28 day of October, 2016.

(Notary Seal)


Notary Public
Print Name: Mark Asbury
Commission Expires: 6-28-20

Mark Asbury
Notary Public, State at Large
My Commission Expires June 28, 2020

Real Estate Sales Validation Form

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

Grantor's Name
Mailing Address

Vanessa Adams
2214 Castle Hill Ln
Mobile AL 36604

Grantee's Name
Mailing Address

Thomas R Vigneulle
233 Cambridge Ridge
Pelham AL 35124

Property Address

233 Cambridge Ridge Trail
Pelham AL 35124

Date of Sale

10/28/16

Total Purchase Price \$

112,000

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 10/28/16

Print

Mark Asbury

Unattested

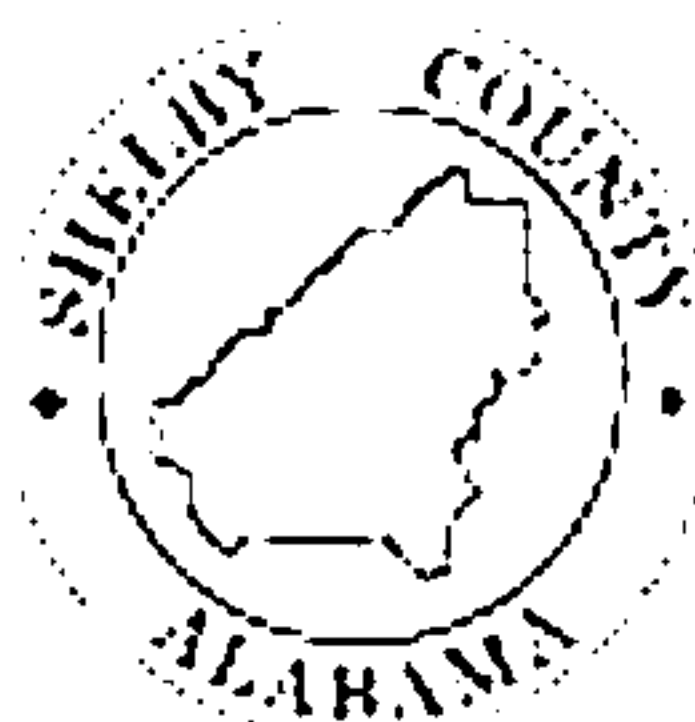
Sign

(Grantor/Grantee/Owner/Agent) circle one

(verified by)

Form RT-1

20161102000401490 11/02/2016 10:39:32 AM DEEDS 3/3



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
11/02/2016 10:39:32 AM
\$43.50 CHARITY
20161102000401490

John F. Fuhrmeister