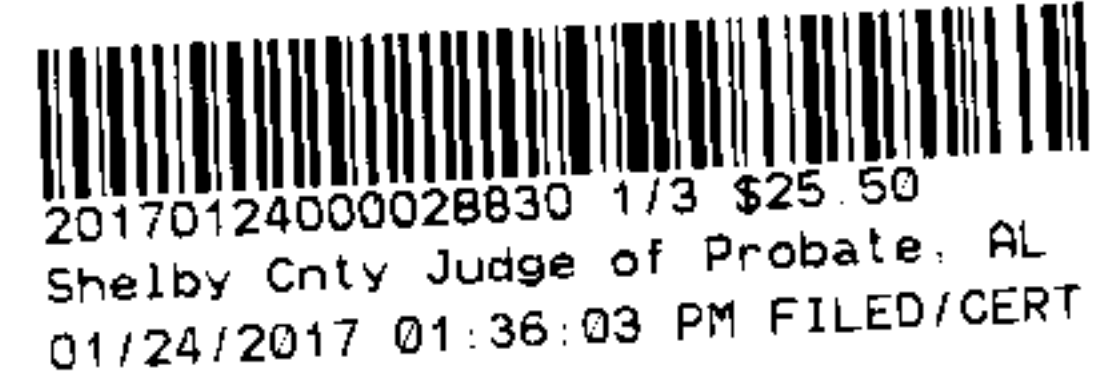


Send tax notice to:
Lauren M. Rice
197 Hidden Cove Circle
Pelham, AL 35124

PEL 16 00642
This instrument prepared by:
Stewart & Associates, P.C./S. Kent Stewart
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

STATE OF ALABAMA
Shelby COUNTY

WARRANTY DEED



KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Twenty Thousand and 00/100 Dollars (\$120,000.00) in hand paid to the undersigned, **Vanessa J. Burkhead, an unmarried woman** (hereinafter referred to as "Grantor"), by **Lauren M. Rice** (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 24, according to the Survey of Hidden Creek Townhomes Phase II, as recorded in Map Book 28, Page 37, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:
ADVALOREM TAXES DUE OCTOBER 01, 2017 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS
OF RECORD.

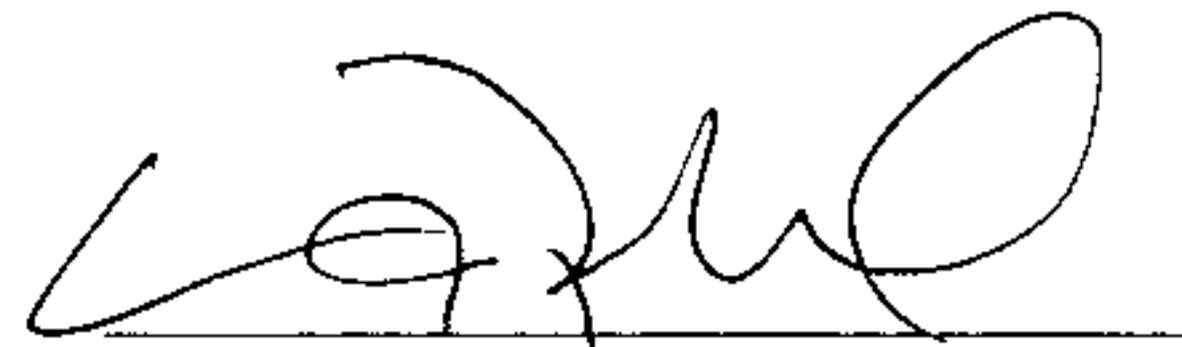
\$115,995.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A
MORTGAGE LOAN.

The Grantor does for herself, her heirs and assigns, covenant with Grantee, her heirs, executors, administrators and assigns, that she 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 her heirs, executors, administrators shall warrant and defend the same to the said Grantee, her heirs and assigns forever, against the lawful claims of all persons.

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

Shelby County, AL 01/24/2017
State of Alabama
Deed Tax: \$4.50

IN WITNESS WHEREOF, Grantor has set his/her signature and seal on this the 18th
day of January, 2017.

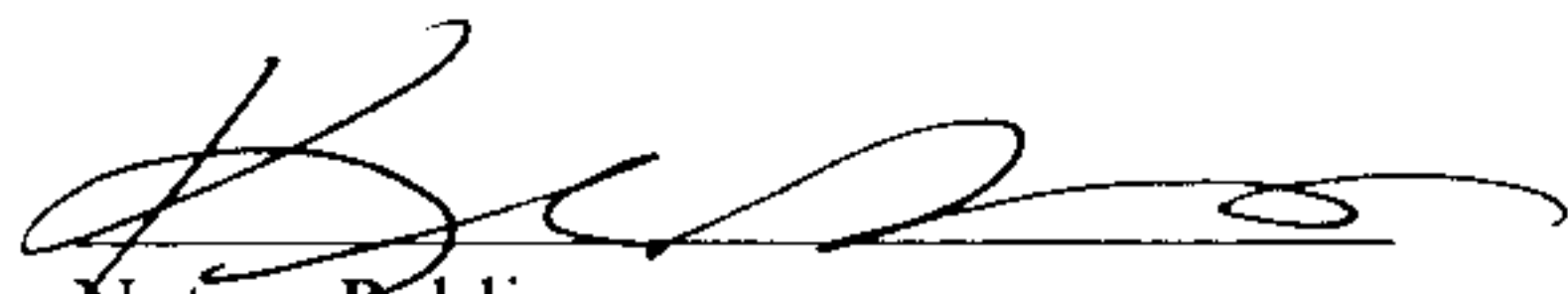

Vanessa J. Burkhead

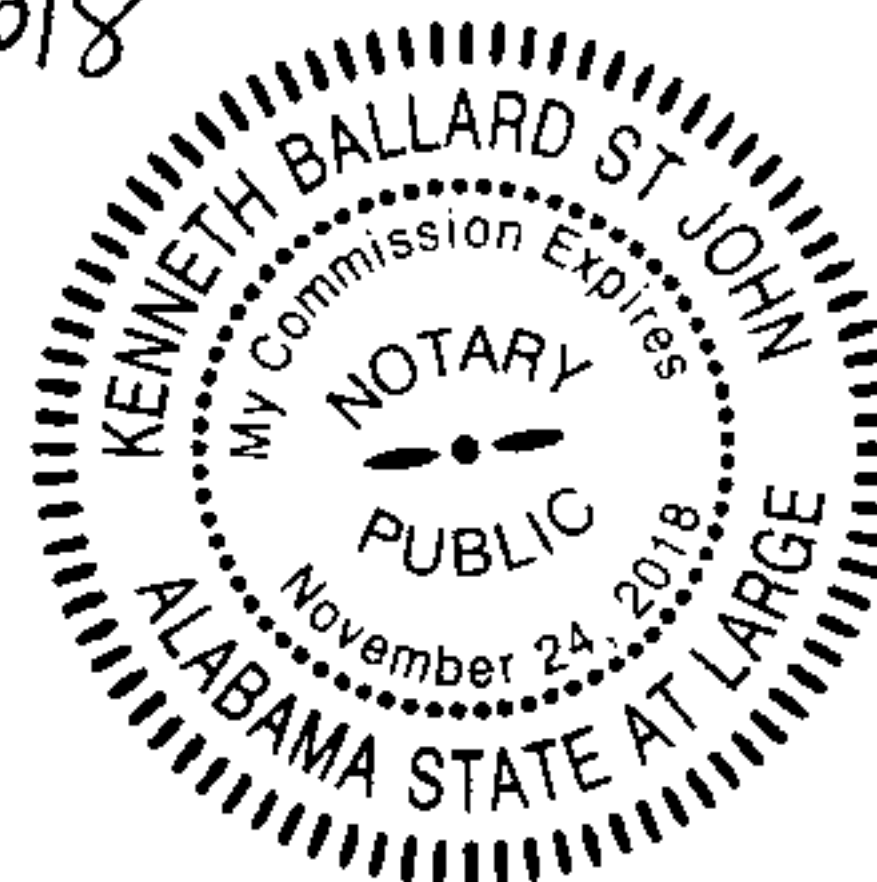
STATE OF ALABAMA
COUNTY OF Shelby

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

Given under my hand and official seal this, the 18th day of January, 2017.

(Notary Seal)


Notary Public
Print Name: Kenneth Ballard St. John
Commission Expires: 11/24/2018




20170124000028830 2/3 \$25.50
Shelby Cnty Judge of Probate, AL
01/24/2017 01:36:03 PM FILED/CERT

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 J Burkhead
113 Chandler Dr
Alabaster AL 35007

Grantee's Name
Mailing Address

Lauren M Rice
197 Holden Cove Cir
Pelham AL 35124

Property Address

197 Holden Cove Cir
Pelham AL 35124

Date of Sale

1/18/17

Total Purchase Price \$

120,000

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

1/18/17

Print

Kenneth B. St John

Sign

[Signature]

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

20170124000028830 3/3 \$25.50
Shelby Cnty Judge of Probate, AL
01/24/2017 01:36:03 PM FILED/CERT