

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Five Hundred Dollars (\$500.00) and other goods and valuable consideration, to the undersigned Grantor, in hand paid by the Grantees herein, the receipt where is acknowledged, **ALFRED RAY LANDERS** (herein referred to as Grantors, whether one or more), grant, bargain, sell and convey unto **DEBRA FAYE ALLEN, ALFRED RAY LANDERS, JR. AND WILLIAM SCOTT LANDERS** (herein referred to as Grantees), subject to Grantor reserving for himself a life estate to the following described real estate, situated in Jefferson County, Alabama, to-wit:

Lot 8, according to the Amended Map of Summerwood Subdivision as recorded in Map Book 20, Page 68, in the Office of Judge of Probate, Shelby County, Alabama.

Mineral and mining rights excepted.

Existing easements, restrictions, set back lines, rights of way, limitations, if any of record and Grantor reserving for himself a life estate.

To Have and to Hold to the said grantees, his, her or their heirs and assigns forever.

And I (we) do for myself and for my heirs, executors and administrators, covenant with said grantees, his, her or 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 stated above; that I (we) have a good right to sell and convey the

Shelby County, AL 02/01/2017
State of Alabama
Deed Tax: \$150.00


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Shelby Cnty Judge of Probate, AL
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same as aforesaid, that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantees, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this 18 day of March, 2017.

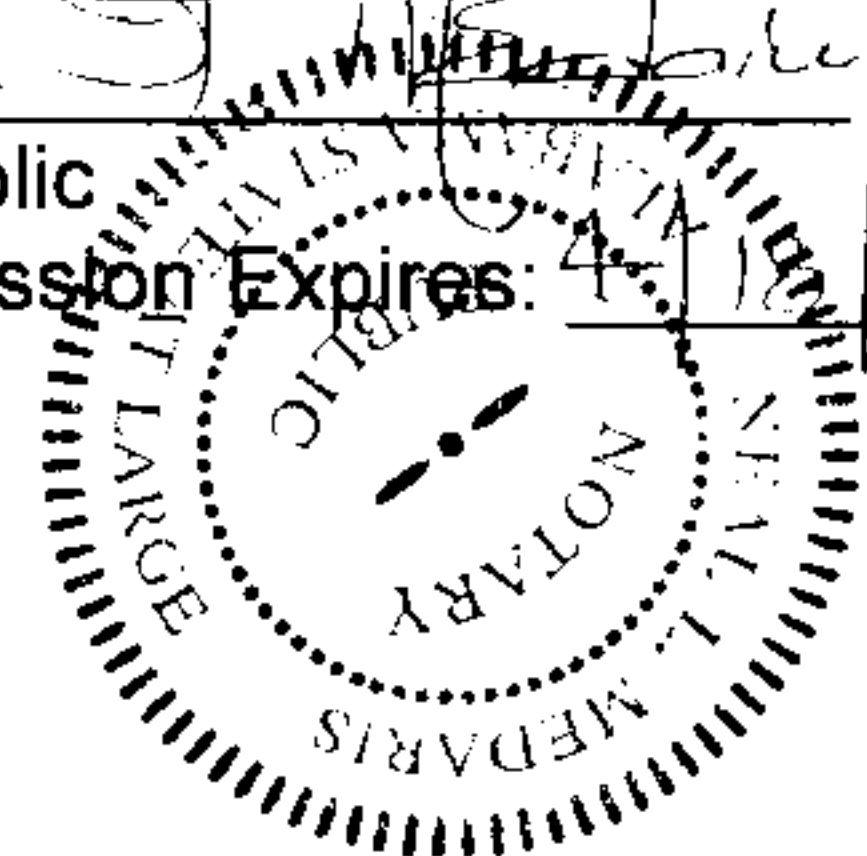
Alfred Ray Landers
ALFRED RAY LANDERS

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, Shelby County, a Notary Public in and for said County in said State, hereby certify that **ALFRED RAY LANDERS** whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, he executed the same voluntarily for and as the act of said general partnership.

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

Shelby County
Notary Public
My Commission Expires: 4-18-20



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Real Estate Sales Validation Form

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

Grantor **Alfred Ray Landers**

Grantee(s) **Debra Faye Allen;
Alfred Ray Landers, Jr.
William Scott Landers**

Grantor's Address: **2940 Summerwood Circle
Birmingham, Alabama 35242**

Mailing Address :

Property Address: **2940 Summerwood Circle
Birmingham, Alabama 35242**

Date of Sale:
Actual Value

**Transfer of name only
\$200,000.00**

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: **Transfer of Property to Grantees' name**

☐ 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 § 40-22-1 (h).

Date _____
Unattested

Print **John E. Medaris, Esq.**
Sign _____


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