

SEND TAX NOTICE TO:

(Name)
(Address)

Andrew Conant
1050 Remington Oaks Cir
Cary, NC 27519

This instrument was prepared by
Brent Thornley
Maddox, Thornley & Sanders
318 19th Street, West
Jasper, AL 35501



20170403000111750 1/3 \$22.00
Shelby Cnty Judge of Probate, AL
04/03/2017 02:44:36 PM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten Dollars and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, we, **Andrew T. Conant and wife, Jeffrie C. Conant** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Andrew T. Conant** (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 72 according to the Survey of Camden Cove, Sector 5 as recorded at Map Book 29 page 148, Shelby County, Alabama records.

Subject to the following:

1. All conditions, restrictions, setbacks, rights of way and easements at Map Book 29 page 148.
2. Declaration of Protective Covenants at Instrument #20020620000290140.

Pursuant to *Code of Alabama 1975 Section 40-22-1*, a Real Estate Validation Form Exhibit is attached hereto.

TO HAVE AND TO HOLD to the said grantee, his heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEE, his 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 the said GRANTEE, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand and seals, this 26 day of March, 2017.

 (Seal)

ANDREW T. CONANT

 (Seal)

JEFFRIE C. CONANT

NC
STATE OF ALABAMA
COUNTY OF WAKE

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that **Andrew T. Conant** 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 the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27 day of March, 2017.

Stephanie Hodge
Notary Public
Wake County, NC
My commission expires:
March 23, 2019

Stephanie Hodge
NOTARY PUBLIC
My Commission Expires: 3/23/2019

NC
STATE OF ALABAMA
COUNTY OF WAKE

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that **Jeffrie C. Conant** 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 the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26 day of March, 2017.

Stephanie Hodge
Notary Public
Wake County, NC
My commission expires:
March 23, 2019

Stephanie Hodge
NOTARY PUBLIC
My Commission Expires: 3/23/2019



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REAL ESTATE SALES VALIDATION ATTESTATION

Seller/Grantor
 Name: Andrew T Conant

Buyer/Grantee
 Name: Jeffrie C Conant

Mailing Address: 1050 Remington Oaks Circle
Cary, NC 27519

Mailing Address: 8043 Gilano Drive
Raleigh, NC 27603

(Additional Seller's/Grantor's, if required)

(Additional Buyer's/Grantee's, if required)

Name: _____

Name: _____

Mailing Address: _____

Mailing Address: _____

Name: _____

Name: _____

Mailing Address: _____

Mailing Address: _____

Property Address: 129 Hermitage Ln
 (if available) Calera AL 35040

Date of Sale: 3.30.17

Total Purchase Price \$ 166,000

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)

_____ Bill of Sale
 _____ Sales Contract
 _____ Closing Statement
 _____ Appraisal

_____ Tax Assessor's Current
 _____ Market Value
 _____ Other

This Exhibit is attached to the foregoing instrument pursuant to Code of Alabama 1975, §40-22-1.

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 (b).

Date: 3.30.17

Print: Ed Sanders

Circle One: (Grantor/Grantee/Owner/Agent)

Sign: Ed Sanders



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