

This instrument prepared by:
Sandy F. Johnson
Attorney at Law
3156 Pelham Parkway, Suite 4
Pelham, Alabama 35124

SEND TAX NOTICE TO:
Andrea F. Lovelady

204 Shoal Creek Circle
Montevallo, AL 35115

GENERAL WARRANTY DEED

20170405000115520
04/05/2017 11:43:20 AM
DEEDS 1/2

STATE OF ALABAMA)

Shelby COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One-hundred twenty-nine thousand (\$129,000.00) dollars to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Peggy F. Terry, an unmarried woman (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Andrea F. Lovelady (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

Lot 22, according to the amended map of Shoal Creek Highlands, Second Sector, as recorded in Map Book 16, Page 41, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

One-hundred sixteen thousand one-hundred (\$116,100.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

Peggy F. Terry is the surviving grantee of that deed recorded in Instrument No. 1995-24685, in the Probate Office of Shelby County, Alabama; the other grantee, John D. Terry, having died on or about the 3rd day of October, 2016.

TO HAVE AND TO HOLD unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on April 05, 2017.

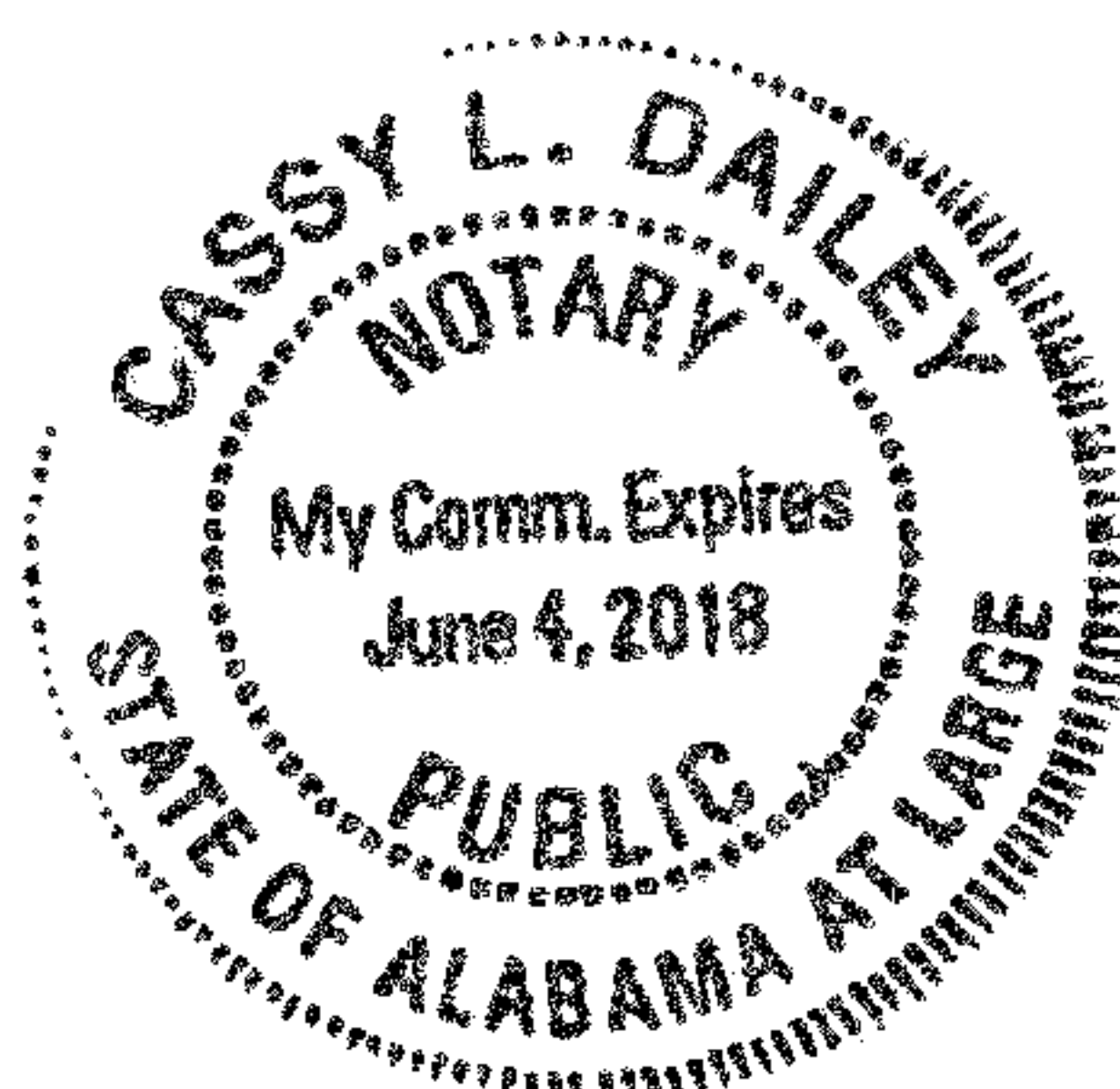

Peggy F. Terry

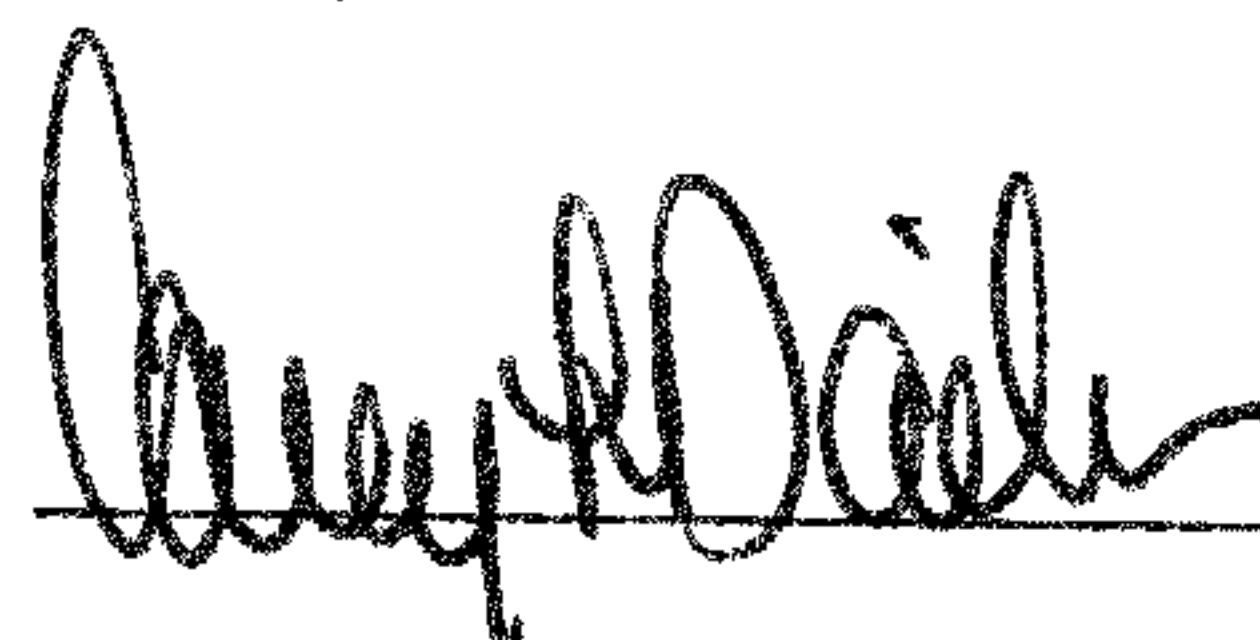
STATE OF ALABAMA

Shelby COUNTY

I, the undersigned, Notary Public for the State of Alabama, do hereby certify that Peggy F. Terry, whose name is/are signed to the foregoing instrument, and who is/are known by me, acknowledged before me on this day that, being informed of the contents of said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and office seal this the 5th day of March, 2017.




My Commission Expires: 6/4/18 Notary Public

Real Estate Sales Validation Form

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

Grantor's Name Peggy F. Terry
Mailing Address 204 Shoal Creek Circle
Montevallo, AL 35115

Grantee's Name Andrea F. Lovelady
Mailing Address 100 Shoal Cree Trail NE
Arab
Alabama 35016

Property Address 204 Shoal Creek Circle
Montevallo
Alabama 35115

Date of Sale April 5, 2017
Total Purchase Price \$129,000.00

or
Actual Value \$

20170405000115520 04/05/2017 11:43:20 AM DEEDS 2/2 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 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).

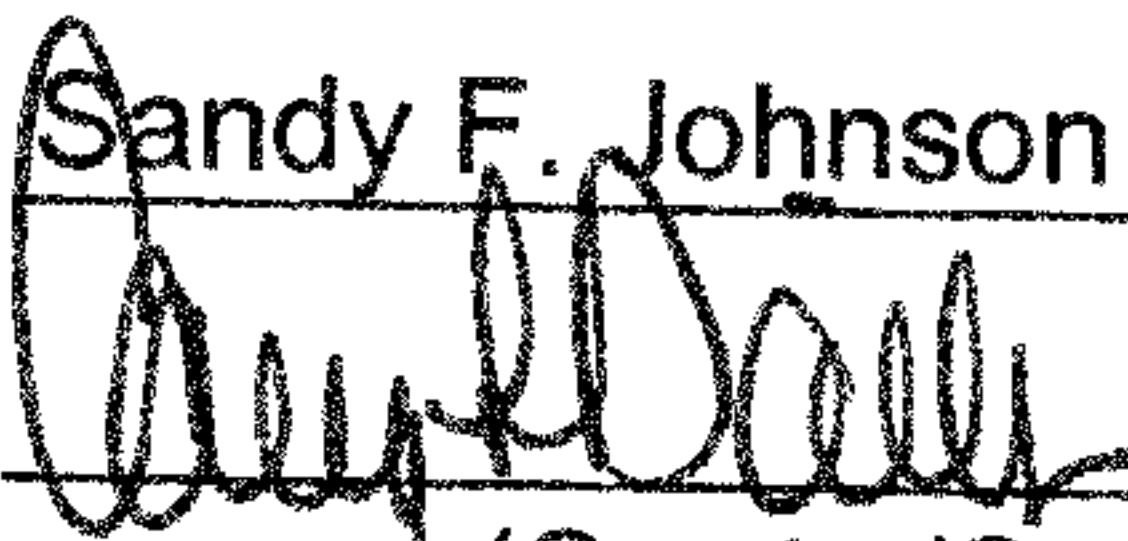
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 4/5/2017

Print Sandy F. Johnson

☐ Unattested

Sign



(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
04/05/2017 11:43:20 AM
\$31.00 CHERRY
20170405000115520

