

20170411000121220
04/11/2017 08:44:13 AM
DEEDS 1/3

Send tax notice to:

Tyler Lambert
632 Crookwood Dr.
Pelham, AL 35124

This instrument prepared by:
Meredith R. Logan
P.O. Box 122
Fultondale, Alabama 35068

STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Six Thousand and 00/100 Dollars (\$106,000.00) in hand paid to the undersigned, **BARRY K. BLOUNT and TERRIE T. BLOUNT, husband and wife** (hereinafter referred to as "Grantor") by, **TYLER LAMBERT** (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 9, IN BLOCK 6, ACCORDING TO THE SURVEY OF OAK MOUNTAIN ESTATES, FIFTH SECTOR, AS RECORDED IN MAP BOOK 5, PAGE 134, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2017 AND THEREAFTER.


EASEMENTS, BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

A MORTGAGE IN THE AMOUNT OF \$104,080.00 IS BEING RECORDED SIMULTANEOUSLY HERewith.

The Grantor's do for themselves, their heirs and assigns, covenant with Grantee, his assigns, administrators and successors, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

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

IN WITNESS WHEREOF, Grantor's have set their signatures and seals on this the 5th day of APRIL, 2017.


BARRYK. BLOUNT



TERRIE T. BLOUNT

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **BARRY K. BLOUNT** and **TERRIE T. BLOUNT**, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 5TH day of APRIL, 2017.




Notary Public
Print Name: Meredith R. Logan
Commission Expires: 4/14/2019

Real Estate Sales Validation Form

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

Grantor's Name Barry K. Blount Grantee's Name Tyler Lambert
 Mailing Address Tender T. Blount Mailing Address 632 Creekview Dr.
632 Creekview Dr. Pelham, AL 35124
Pelham, AL 35124
 Property Address 632 Creekview Dr. Date of Sale 4/5/17
Pelham, AL Total Purchase Price \$ 106,000
35124 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 ☐ 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 4/05/17Print Meredith R. Logan

Unattested

Sign

(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
 04/11/2017 08:44:13 AM
 \$23.00 CHERRY
 20170411000121220

(verified by)