

SEND TAX NOTICE TO:

Cheryl Statham

5017 Lake View Circle, Hoover, AL 35244

20170419000132130

04/19/2017 09:58:14 AM

DEEDS 1/2

WARRANTY DEED

THE STATE OF ALABAMA,
COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **Seventy-Seven Thousand Two Hundred Fifty and 00/100**, to the undersigned GRANTOR or GRANTORS in hand paid by the GRANTEE(S) herein, the receipt whereof, is hereby acknowledged I, TRACIE W. BARNES, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF JIMMY J. WRIGHT, JEFFERSON COUNTY PROBATE COURT CASE NO. 17BHM0589, (herein referred to as GRANTOR(S)), do hereby GRANT, BARGAIN, SELL and CONVEY unto

CHERYL STATHAM

(herein referred to as GRANTEE(S), their heirs and assigns, the following described real estate, situated in the County of Shelby, and State of Alabama, to-wit:

Lot 24, according to the Survey of amended map of "The Cottages at Southlake", as recorded in Map Book 16, Page 139, in the Probate Office of Shelby County, Alabama recorded with an undivided 1/30 interest in and to the "Common Area" as designed on the said record map.

SUBJECT TO:

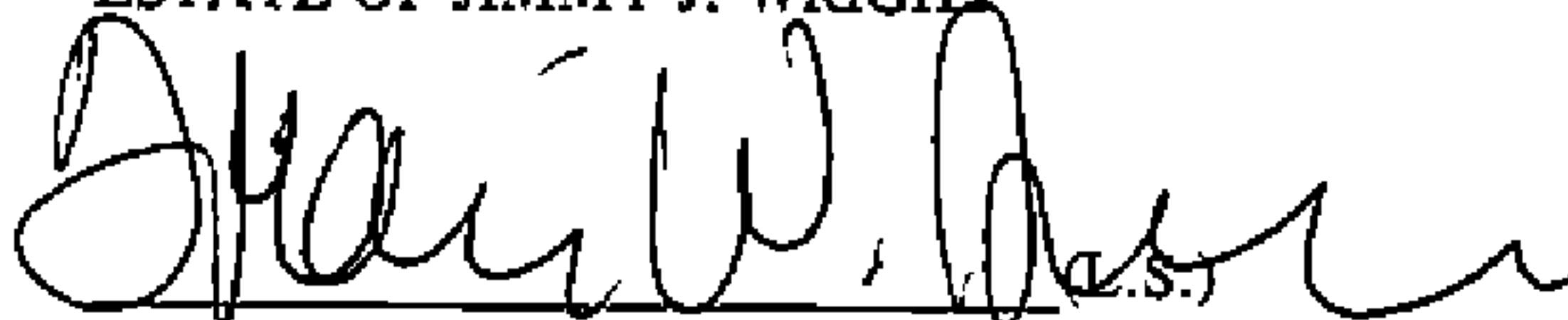
1. Taxes for the year 2017 and subsequent years.
2. All covenants, restrictions, reservations, easements, conditions, covenants, liens and other rights of whatever nature appearing of record.
3. A third party mortgage in the amount of \$73,387.00 executed simultaneously herewith.

TO HAVE AND TO HOLD, the aforegranted premises to the said GRANTEE(S), their heirs and assigns FOREVER.

And GRANTOR(S) do covenant with the said GRANTEE(S), their heirs and assigns, that they have lawfully seized in fee simple of the aforementioned premises; that they are free from all encumbrances, except as hereinabove provided; that they have a good right to sell and convey the same to the GRANTEE(S), their heirs and assigns, and that GRANTOR(S) will WARRANT AND DEFEND the premises to the said GRANTEE(S), their heirs and assigns forever, the lawful claims and demands of all persons, except as hereinabove provided.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 18 day of April, 2017.

ESTATE OF JIMMY J. WRIGHT



TRACIE W. BARNES, PERSONAL REPRESENTATIVE

THE STATE OF ALABAMA,
JEFFERSON COUNTY.

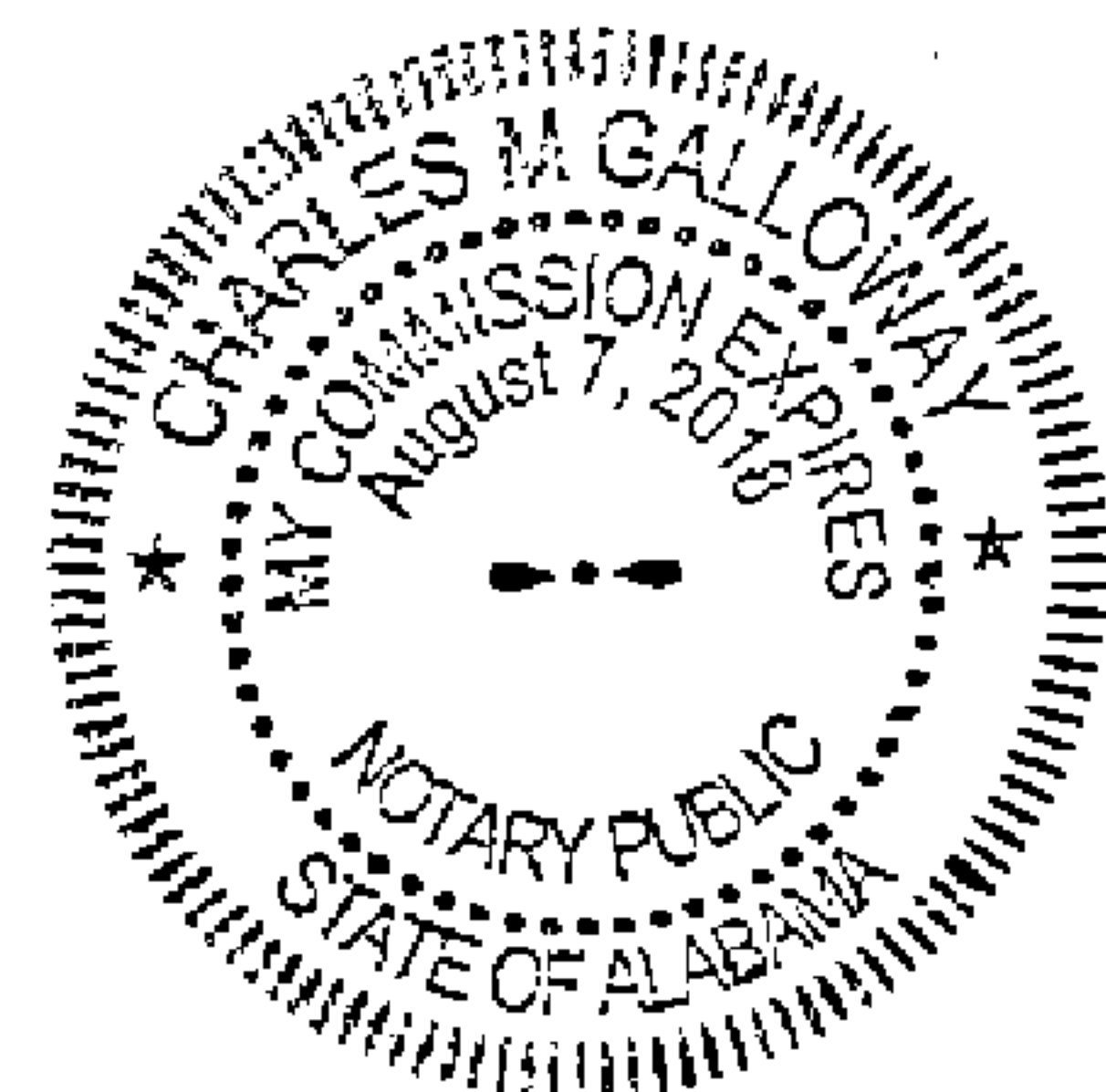
I, the undersigned, a Notary Public in and for said State hereby certify that TRACIE W. BARNES, PERSONAL REPRESENTATIVE of the Estate of JIMMY J. WRIGHT, whose name is signed to the foregoing conveyance, and who is known to me acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily and in their capacity on the day the same bears date.

Given under my hand official seal this 18 day of April, 2017.

Notary Public

Commission Expires: 8-7-2018

THIS INSTRUMENT PREPARED BY: MICHAEL GALLOWAY 931 SHARIT AVENUE, #113, GARDENDALE, AL 35071



REAL ESTATE SALES VALIDATION FORM

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

Grantor's Name	Est of Jimmy J Wright	Grantee's Name	Cheryl Statham
Mailing Address	5017 Lake View Circle Hoover AL 35244	Mailing Address	5017 Lake View Circle Hoover AL 35244
Property Address	5017 Lake View Cir Hoover AL 35244	Date of Sale	April 18, 2017
		Total Purchase Price	\$ 77,250.00
		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	

20170419000132130 04/19/2017 09:58:14 AM DEEDS 2/2

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 April 18, 2017

Unattested (verified by)

Print Michael Galloway
Sign
Agent

Form RT-1



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
04/19/2017 09:58:14 AM
\$22.00 CHERRY
20170419000132130

A handwritten signature in black ink, appearing to read "James W. Fuhrmeister", is written over the official text of the county clerk's office.