

Send tax notice to:  
Brett J. Sellers & Blair H. Sellers  
113 Augusta Way  
Helena, AL 35080  
PEL1700174

This instrument prepared by:  
S. Kent Stewart  
Stewart & Associates, P.C.  
3595 Grandview Pkwy, #280  
Birmingham, Alabama 35243

State of Alabama  
County of Shelby

20170426000143010  
04/26/2017 10:58:26 AM  
DEEDS 1/3

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Thirty Thousand and 00/100 Dollars (\$230,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned **Matthew S. Laird, a married man whose mailing address is: 3241 Colesbury Drive, Hoover, AL 35226** (hereinafter referred to as "Grantor"), by **Brett J Sellers and Blair H Sellers** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 17, Augusta Pointe, a subdivision according to the Map thereof, recorded in Map Book 13, page 126, Official Records of Shelby County, Alabama.

**SUBJECT TO:**

**ADVALOREM TAXES DUE OCTOBER 01, 2017 AND THEREAFTER.**  
**BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.**  
**MINING AND MINERAL RIGHTS EXCEPTED.**

**\$218,500.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.**

The property being conveyed herein does not constitute the homestead of the Grantor nor the homestead of the Grantor's spouse.

**TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.**

The Grantor does for himself, his heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that he is lawfully seized in fee simple of said premises; that it is free from all encumbrances except as noted above; that he has a good right to sell and convey the same as aforesaid; and that he will, and his heirs, executors, administrators shall warrant and

defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

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IN WITNESS WHEREOF, Grantor Matthew S. Laird has hereunto set his signature and seal on April 25, 2017.



Matthew S. Laird

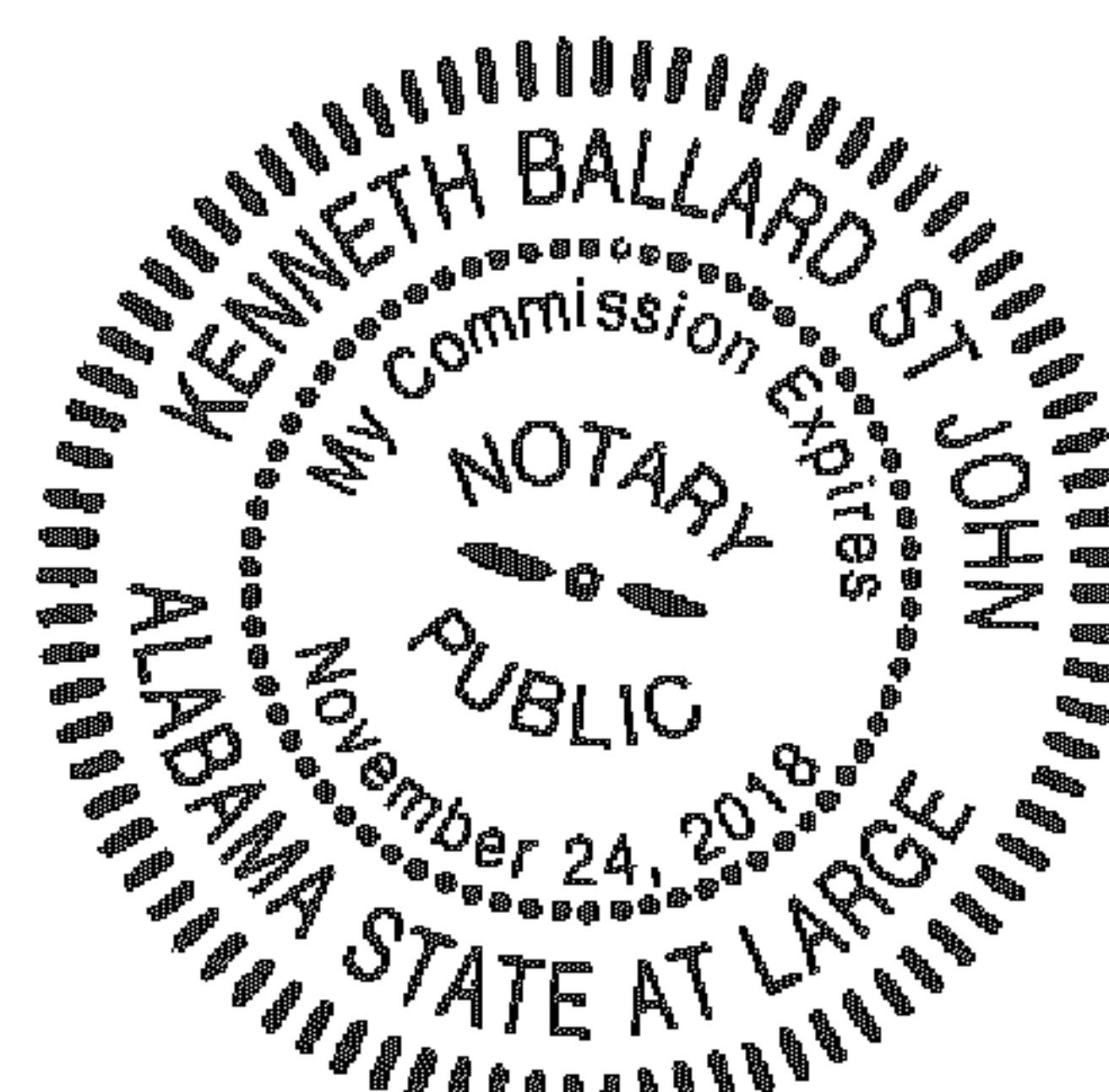
STATE OF ALABAMA  
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Matthew S. Laird, a married man, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 25<sup>th</sup> day of April, 2017.

(NOTARIAL SEAL)

Notary Public  
Print Name: Kenneth Ballard St. John  
Commission Expires: 11/24/2018



Real Estate Sales Validation Form

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

Grantor's Name  
Mailing Address

Matthew S. Setters  
3241 Gateaway Dr  
Hoover AL 35226

Grantee's Name Brett J. Setters  
Mailing Address Blair H. Setters  
113 Augusta Ln  
Helena AL 35080

Property Address

113 Augusta Ln  
Helena AL 35080

Date of Sale 4/25/17  
Total Purchase Price \$ 230,000  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ \_\_\_\_\_

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The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recording of documentary evidence is not required)

Bill of Sale  
 Sales Contract  
 Closing Statement  
 Appraisal  
 Other

If the conveyance document presented for recording contains all of the required information referenced above, the filing of this form is not required.

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 4/25/17

Print \_\_\_\_\_

Bennett B. Setters

Unnotarized

Verified by \_\_\_\_\_

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  
04/26/2017 10:58:26 AM  
\$32.50 CHERRY  
20170426000143010

J.W. Fuhrmeister