

This instrument prepared by:
Amy Logan
1220 Afford Avenue
Birmingham, AL 35226

SEND TAX NOTICE TO:
Robert Jason Tucker
509 Walker Rd.
Pelham, AL 35124

20170531000189130
05/31/2017 09:59:27 AM
DEEDS 1/3

GENERAL WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred Twenty-Six Thousand And No/100 Dollars (\$126,000.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Peggy H. Purcell, a single person, Lisa R. Keller and Ricky Keller, wife and husband, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Robert Jason Tucker (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 19, according to the Survey of The Village at Stonehaven, Phase 1, as recorded in Map Book 25, Page 119, in the Office of the Judge of Probate 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.


Subject to a third party mortgage in the amount of \$123,717.00 executed and recorded simultaneously herewith.

Subject to a third party mortgage in the amount of \$3,780.00 executed and recorded simultaneously herewith.


Lisa R. Keller is one and the same person as Lisa R. Purcell grantor in deed recorded in instrument # 2000-19796.

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 May 25, 2017.



Lisa R. Keller



Ricky Keller

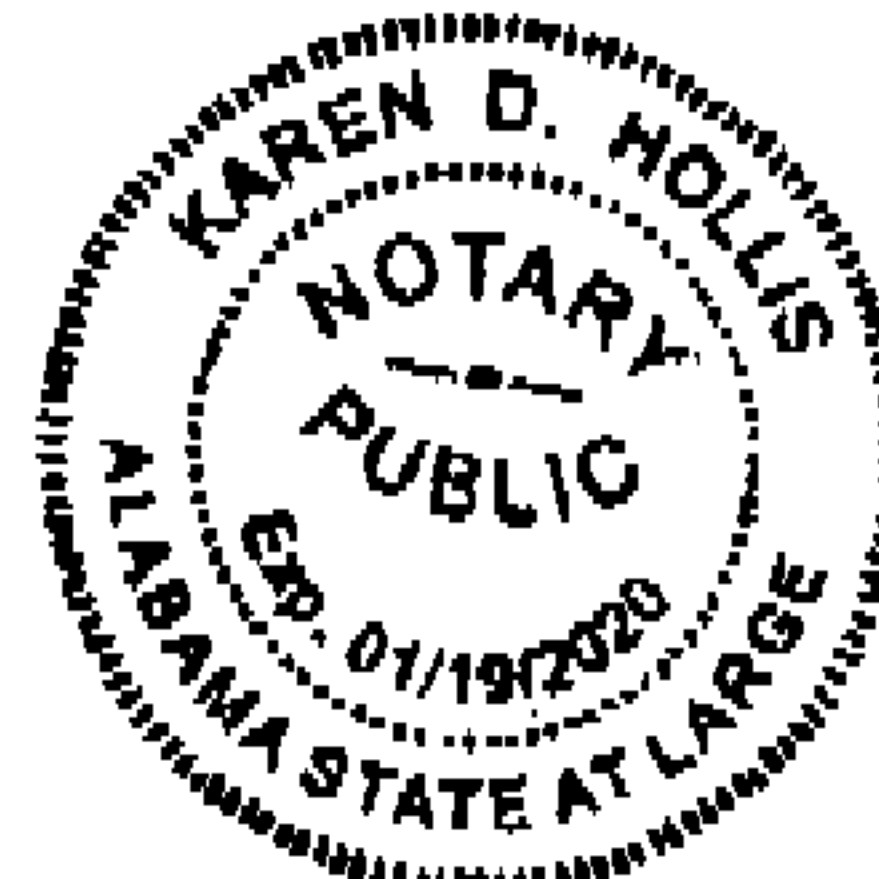
STATE OF Alabama
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify Lisa R. Keller and Ricky Keller whose name(s) is(are) signed to the foregoing conveyance, and who is(are) known to me, acknowledged before me on this 25th day of May, 2017 that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

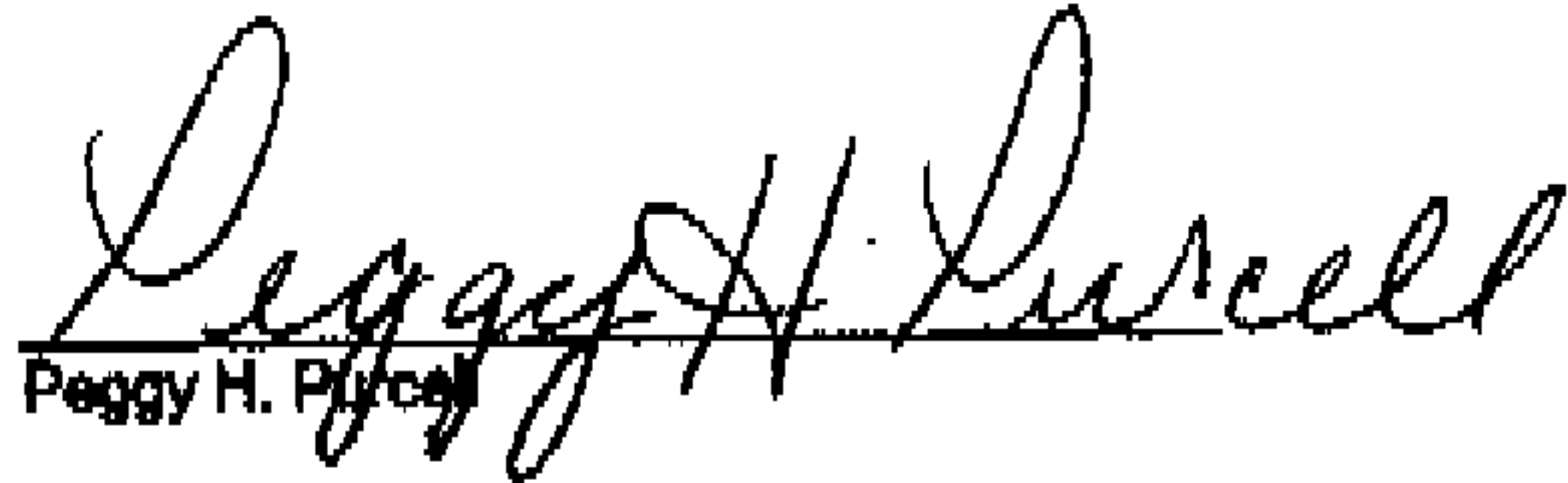
Given under my hand and official seal on 05/25/2017



Notary Public
My commission expires:



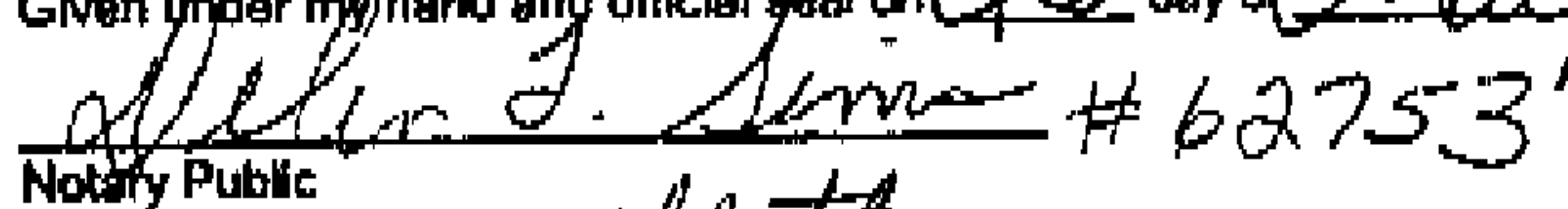
IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on May 25, 2017.


Peggy H. Purcell

STATE OF
COUNTY OF

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify Peggy H. Purcell whose name(s) is(are) signed to the foregoing conveyance, and who is(are) known to me, acknowledged before me on this _____ day of May, 2017 that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on 25 day of May, 2017.


Notary Public # 62753

My commission expires: death

Debra T. Sims

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 H. Purcell and Lisa R. Purcell Grantee's Name Robert Jason Tucker
 Mailing Address 509 Walker Rd. Mailing Address 2304 Little Valley Rd Apt # G
 Pelham, AL 35124 Hoover, AL 35216

Property Address 509 Walker Rd.
 Pelham, AL 35124

Date of Sale May 25, 2017
 Total Purchase Price \$126,000.00

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
 ____ Sales Contract
X Closing Statement

____ Appraisal
 ____ Other: _____

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 - Peggy H. Purcell and Lisa R. Purcell, 509 Walker Rd., Pelham, AL 35124.

Grantee's name and mailing address - Robert Jason Tucker, 2304 Little Valley Rd Apt # G, Hoover, AL 35216.

Property address - 509 Walker Rd., Pelham, AL 35124

Date of Sale - May 25, 2017.

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: May 25, 2017



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 05/31/2017 09:59:27 AM
 \$22.00 CHARITY
 20170531000189130

James W. Fuhrmeister

Sign

Robert Jason Tucker
 Agent