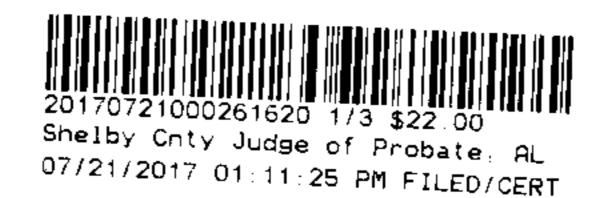
This instrument was prepared by: Justin Smitherman, Esq. 4685 Highway 17 Suite D Helena, AL 35080



Send Tax Notice to: William Casey Bryant 584 Union Station Place Calera, AL 35040

STATE OF ALABAMA SHELBY COUNTY }

**WARRANTY DEED** 

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of ONE HUNDRED THIRTY EIGHT THOUSAND FIVE HUNDRED (\$138,500.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, Corbett L. Lovelady and Krista Lammert Lovelady, husband and wife, and Jeanetta Keller. a married woman (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, William Casey Bryant, an unmarried man (hereinafter referred to as GRANTEE), in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 71, according to the Survey of Union Station, Phase II, as recorded in Map Book 41, Page 114, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

The purchase of the herein described real property is being financed in whole or in part by the proceeds of a purchase money mortgage being executed simultaneously herewith.

This property is not the homestead of Jeanetta Keller or her spouse.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this

the O day of John Copbett L. Lovelady	, 2017.  Life Junet Soldon  Krista Lammert Lovelady
Jeanetta Keller	
STATE OF ALABAMA SHELBY COUNTY	ss:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Corbett L. Lovelady, Krista Lammert Lovelady and Jeanetta Keller whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, they signed their names voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 2b day of 1, 2017.

Notary Public

My Commission Expires: 1/6/

JUSTIN SMITHERMAN

Notary Public, Alabama State At Large My Commission Expires Jan. 18, 2021

20170721000261620 2/3 \$22.00 Shelby Cnty Judge of Probate AL

07/21/2017 01:11:25 PM FILED/CERT

## Real Estate Sales Validation Form

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

Grantor's Name	Corbett L. Lovelady Krista Lammert Lovela	dy Jeanetta Keller Grantee's Name	William Casey Bryant	
Mailing Address	584 Union Station Place	_	584 Union Station Place	
_	Calera, Al. 35040	•	Calera, AL 35040	
		-	<u>.                                    </u>	
Property Address	584 Union Station Place	Date of Sale	07/20/2017	
1 Topolty 7 laaroo	Calera, AL 35040	Total Purchase Price		
		or		
		Actual Value	\$	
		or Assessor's Market Value	<u>\$</u>	
The purchase price	e or actual value claimed on	this form can be verified in t	he following documentary	
1 1	ne) (Recordation of docum	4. 4 . 4 . 4		
Bill of Sale	.4	Appraisal Other		
Sales Contract Closing State		20170	721000261620 3/3 \$22.00	
			/2017 01:11:25 PM FILED/CERT	
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 07/20/2017		Print Justin Smitherman	·	
Unattested		Sign		
	(verified by)	(Grantor/Grant	ee/Owner Agent) circle one Form RT-1	