

SEND TAX NOTICE TO:
Brenda Joyce Dickey
974 Savannah Lane
Calera, Alabama 35040

This instrument was prepared by
Shannon E. Price, Esq.
Kudulis, Reisinger & Price, LLC
P. O. Box 653
Birmingham, AL 35201

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08/04/2017 12:30:21 PM
DEEDS 1/3

WARRANTY DEED

STATE OF Alabama
Shelby ^{BIB}
~~Jefferson~~ COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One hundred twenty-two thousand five hundred dollars and no cents (\$122,500.00)**, the amount which can be verified in the Sales Contract between the parties hereto, to the undersigned GRANTOR(S) in hand paid by the GRANTEE(S) herein, the receipt whereof is acknowledged we, **Margaret Lehman Barron Daniel Smith Barron, wife and husband, whose mailing address is 4448 South Shades Crest Road, Helena, AL 35022** (herein referred to as GRANTOR(S)), do grant, bargain, sell and convey unto **Brenda Joyce Dickey, whose mailing address is 974 Savannah Lane, Calera, AL 35040** (herein referred to as grantee, whether one or more), the following described real estate, situated in Jefferson County, Alabama, to-wit:

LOT 92, ACCORDING TO THE SURVEY OF SAVANNAH POINTE SECTION III, PAGE 1, AS RECORDED IN MAP BOOK 25, PAGE 113, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$116,375.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

Subject to:

All taxes for the year 2017 and subsequent years, not yet due and payable.

Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting title that would be disclosed by an accurate and complete survey of the land.

Rights or claims of parties in possession not shown by the public records.

Any lien, or right to lien, for services, labor, or material heretofore or hereafter furnished, imposed by law, and not shown by the public records.

Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records.

Easement or other uses of the Land not visible from the surface, or easements or claims of easements, not shown by the public records.

Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Map Book , Page .

COVENANTS CONDITIONS AND RESTRICTIONS AS SET FORTH IN INSTRUMENT DOCUMENT RECORDED IN INSTRUMENT 1999-25577 AND INSTRUMENT 2000-1702.

20 FOOT BUILDING SETBACK LINE ALONG SAVANNAH LANE.

RESTRICTIONS LIMITATIONS AND CONDITIONS AS RECORDED IN MAP BOOK 25, PAGE 113.

RIGHTS OF OTHERS TO USE ACCESS EASEMENT AS SHOWN IN DEED BOOK 170, PAGE 169.

RIGHTS RESERVED BY THE GRANTORS IN DEED BOOK 170, PAGE 169.

RIGHTS OF OTHERS TO USE THE EASEMENT FOR INGRESS AND EGRESS AND UTILITIES AS RECORDED IN REAL BOOK 289, PAGE 557.

RIGHT OF WAY TO SOUTHERN NATURAL GAS RECORDED IN DEED BOOK 90, PAGE 477.

OIL GAS AND MINERALS AND ALL OTHER SUBSURFACE INTERESTS IN TO OR UNDER THE LAND HEREIN DESCRIBED.

RIGHT OF WAY TO ALABAMA POWER COMPANY RECORDED IN VOLUME 171, PAGE 279.

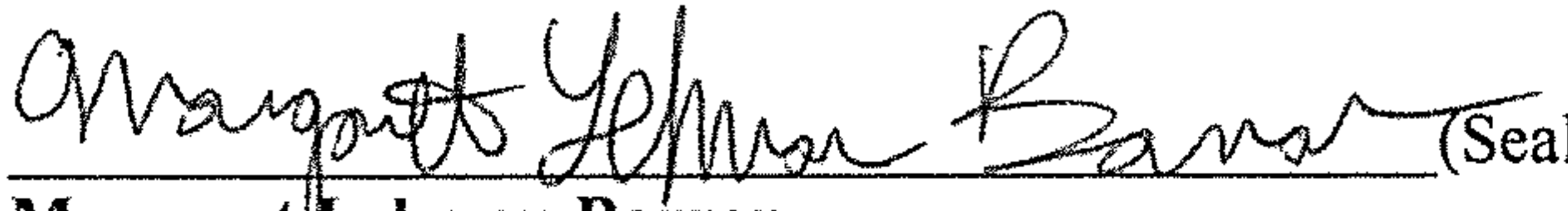
TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said **GRANTEES**, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said **GRANTEES**, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantors have hereunto set his/her/their hand(s) and seal(s), this **August 3, 2017** .

_____ (Seal)

_____ (Seal)


Margaret Lehman Barron (Seal)


Daniel Smith Barron (Seal)

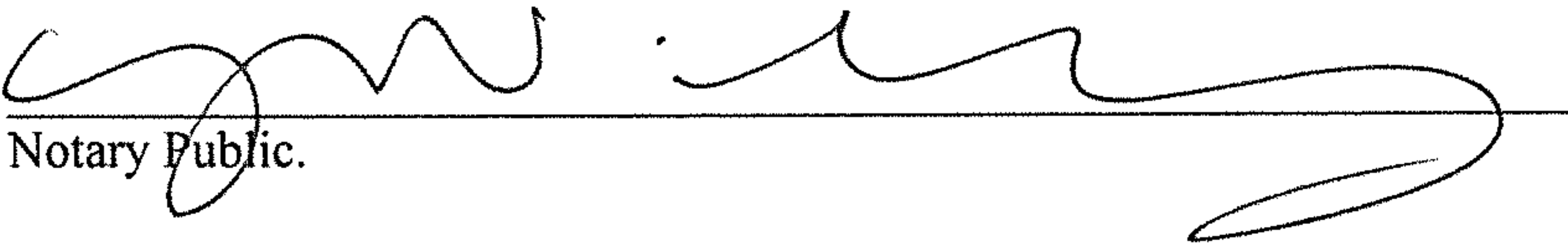
STATE OF ALABAMA
JEFFERSON COUNTY

General Acknowledgement

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Margaret Lehman Barron Daniel Smith Barron, wife and husband** , whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they have/has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3rd day of August, 2017




Notary Public.
(Seal)
My Commission Expires: 3-9-20

Real Estate Sales Validation Form

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

Grantor's Name	Margaret Lehman Barron Daniel Smith Barron	Grantee's Name	Brenda Joyce Dickey
Mailing Address	4448 South Shades Crest Road Helena, AL 35022	Mailing Address	974 Savannah Lane Calera, AL 35040
Property Address	974 Savannah Lane Calera, AL 35040	Date of Sale	August 03, 2017
		Total Purchase Price	\$122,500.00
		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) (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.

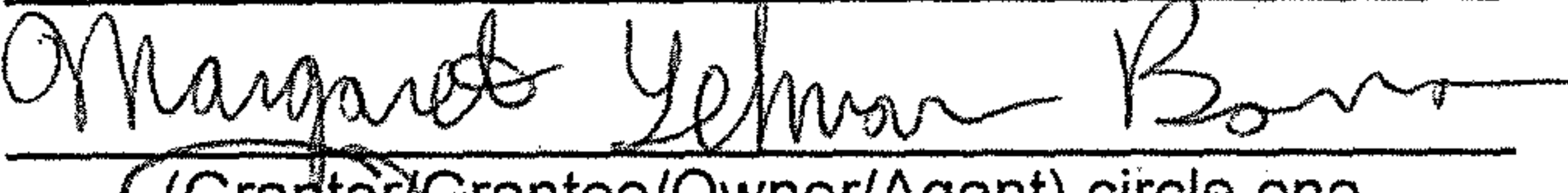
Date of Sale - the date on which interest to the property was conveyed.

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 of 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	August 02, 2017	Print	Margaret Lehman Barron
☐ Unattested	 (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
08/04/2017 12:30:21 PM
\$27.50 CHERRY
20170804000282870