

WARRANTY DEED

20170807000284820 1/2 \$78.00
Shelby Cnty Judge of Probate, AL
08/07/2017 01:26:41 PM FILED/CERT

STATE OF ALABAMA
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of **Two Hundred Ninety-Eight Thousand and 00/100 (\$298,000.00)** and other valuable considerations to the undersigned GRANTOR(S), **MOLLY L. MEECE AN UNMARRIED WOMAN and MARK A. VALENTINO, AN UNMARRIED MAN,** (hereinafter referred to as GRANTORS), in hand paid by the GRANTEE(S) herein, the receipt of which is hereby acknowledged, the said GRANTOR(S) does by these presents GRANT, BARGAIN, SELL and CONVEY unto **ROBERT MICHAEL LENNING and DANA G. LENNING,** hereinafter referred to as GRANTEE(S), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in County of Shelby State of Alabama, to-wit:

LOT 1689, ACCORDING TO THE SURVEY OF STRATHAVEN AT BALLANTRAE PHASE 5, AS RECORDED IN MAP BOOK 44, PAGE 12, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$238,400.00 OF THE ABOVE CONSIDERATION WAS PAID FROM THE PROCEEDS OF THAT MORTGAGE CLOSED SIMULTANEOUSLY HEREWITH.

Subject to easements, restrictive covenants, set back lines, limitations, rights of ways as shown by public records and ad valorem taxes as shown of record.

Subject to mineral and mining rights if not owned by grantor.

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

And GRANTOR(S) do covenant with the said GRANTEE(S), his/her/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), his/her/their heirs and assigns, and that GRANTOR(S) will WARRANT and DEFEND the premises to the said GRANTEE(S), his/her/their heirs and assigns forever, the lawful claims and demands of all persons, except as hereinabove provided.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand and seal this 10 day of July, 2017.

Molly L. Meece
MOLLY L. MEECE

BY

Mark A. Valentino ATTORNEY IN FACT
BY MARK A. VALENTINO, ATTORNEY-IN-FACT

Mark A. Valentino
MARK A. VALENTINO

STATE OF ALABAMA
Shelby COUNTY

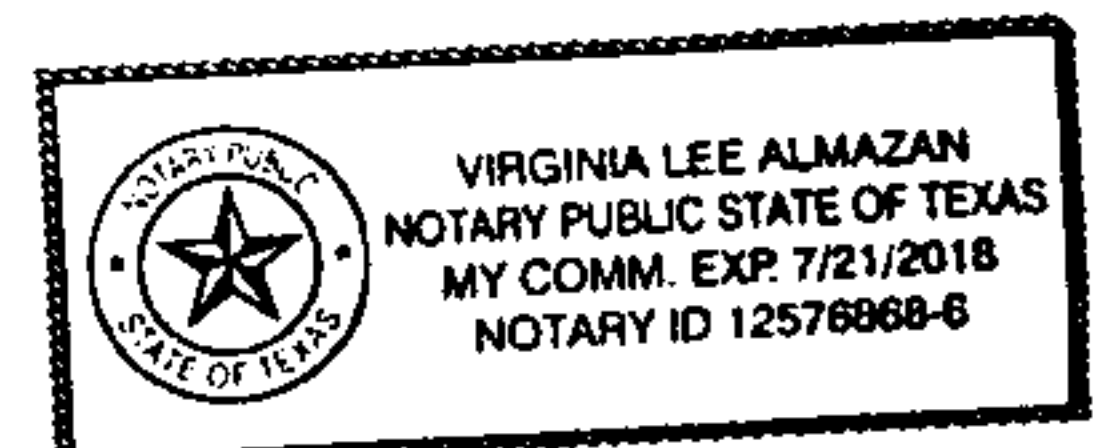
I, the undersigned, a Notary Public in and for said County and State hereby certify that **MOLLY L. MEECE** by **MARK A. VALENTINO, ATTORNEY-IN-FACT,** and **MARK A. VALENTINO** whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, **MARK A. VALENTINO** in his/her capacity as Attorney-in-fact for **MOLLY L. MEECE** and with full authority and **MARK A. VALENTINO** individually, executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this 10 day of July, 2017.

My Commission Exp:

July 21, 2018

Virginia Lee Almazan
Notary Public



THIS INSTRUMENT PREPARED BY:
THE SNODDY LAW FIRM, LLC
2105 DEVEREUX CIRCLE, SUITE 101
BIRMINGHAM, ALABAMA 35243

SEND TAX NOTICE TO:
ROBERT MICHAEL LENNING and DANA G. LENNING
360 STRATHAVEN DR
PELHAM, AL 35124

Shelby County, AL 08/07/2017
State of Alabama
Deed Tax: \$60.00

SLF 17-226

Real Estate Sales Validation Form

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

Grantor's Name MOLLY L. MEECE
Mailing Address: 7826 Vilk Palms Dr.
Houston, TX 77095

Grantee's Name ROBERT MICHAEL LENNING
Mailing Address: 360 STRATHAVEN DR
PELHAM, AL 35124

Property Address 360 STRATHAVEN DR
PELHAM, AL 35124

Date of Sale: July 12, 2017
Total Purchaser Price \$298000.00

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
X 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 of 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 Sec. 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 Sec. 40-22-1 (h).

Date 7/12/17
Unattested (verified by)

Print Robert M. Lenning
Sign (Grantor/Grantee/Owner/Agent) circle one

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