

This Instrument was Prepared by:
Lauren N. Smith, Esquire.
80 N Village Dr
Gardendale, AL 35071
For National Title & Appraisal, Inc.

Send Tax Notice To: Hunter P Childers
150 Cattail Lane
Calera, AL 35040


File No.: 175201

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby


20171004000361140 1/2 \$19.00
Shelby Cnty Judge of Probate, AL
10/04/2017 08:08:12 AM FILED/CERT

That in consideration of the sum of **Ninety One Thousand Dollars and No Cents (\$91,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Diane Burnette a/k/a Sharon Diane Presley Cook a/k/a Diane Presley Johnson and Jerald Burnette**, a married couple, whose mailing address is 176 County Road 727 Montevallo AL 35115 (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Hunter P Childers**, whose mailing address is **150 Cattail Lane, Calera, AL 35040** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, the address of which is **128 Bonnieville Drive, Calera, AL 35040**, to wit;

Lot 10, according to the Survey of Willow Cove Phase I, as recorded in Map Book 23, page 75 in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama.

Property may be subject to 2017 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$91,919.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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 person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 29th day of September, 2017.


Diane Burnette


Jerald Burnette

State of Alabama

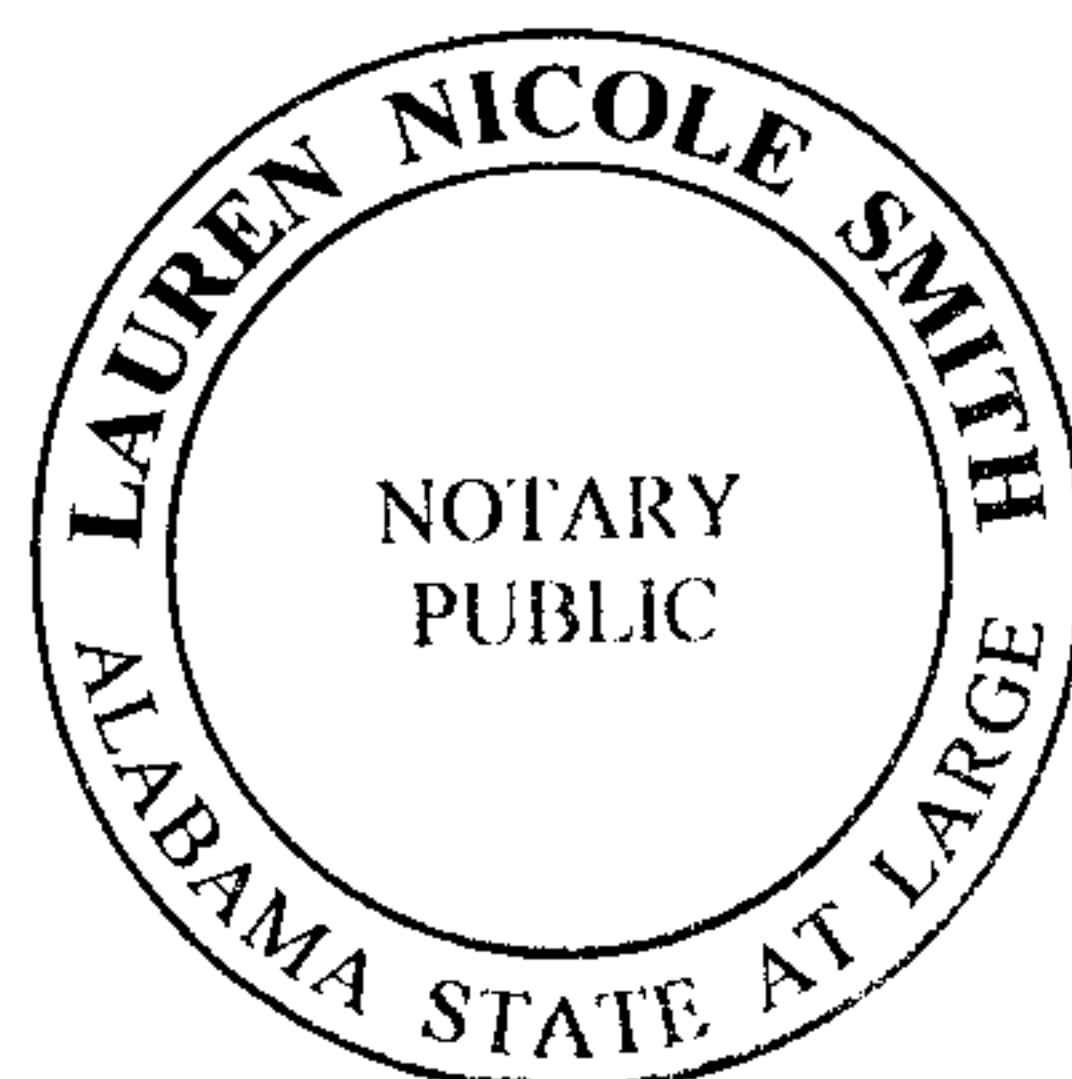
County of Jefferson

I, Lauren Nicole Smith, a Notary Public in and for the said County in said State, hereby certify that Diane Burnette a/k/a Sharon Diane Presley Cook a/k/a Diane Presley Johnson and Jerald Burnette, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 29th day of September, 2017.


Notary Public, State of Alabama

My Commission Expires: 2/2/20



Real Estate Sales Validation Form

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

Grantor's Name	Diane Burnette Jerald Burnette	Grantee's Name	Hunter P Childers
Mailing Address	 AL	Mailing Address	150 Cattail Lane Calera, AL 35040
Property Address	128 Bonnierville Drive Calera, AL 35040	Date of Sale	September 29, 2017
		Total Purchase Price	\$91,000.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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 September 29, 2017

Print Diane Burnette

Unattested

Sign

Diane Burnette
(Grantor/Grantee/Owner/Agent) circle one

(verified by)

20171004000361140 2/2 \$19.00
Shelby Cnty Judge of Probate, AL
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Form RT-1