

20171013000373070
10/13/2017 10:43:29 AM
DEEDS 1/4

Send tax notice to:
Ashley Bartlett
117 Ashford Way
Alabaster, AL 35007

PEL1700 568
This instrument prepared by:
Stewart & Associates, P.C./S. Kent Stewart
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

STATE OF ALABAMA
Shelby COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

\$140,000 value

That in consideration of Ten Thousand and 00/100 Dollars (\$10,000.00) in hand paid to the undersigned, Michael Bartlett, an unmarried man (hereinafter referred to as "Grantor"), by Ashley Bartlett (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 42, according to the Survey of the Third Addition to Ashford Heights, as recorded in Map Book 17, Page 144, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO:
ADVALOREM TAXES DUE OCTOBER 01, 2017 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS
OF RECORD.

\$70,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A
MORTGAGE LOAN.

The Grantor does for himself, his heirs and assigns, covenant with Grantee, her heirs, executors, administrators and assigns, that he is lawfully seized in fee simple of said premises; that it is free from all encumbrances except as noted above; that he has a good right to sell and convey the same as aforesaid; and that he will, and his heirs, executors, administrators shall warrant and defend the same to the said Grantee, her heirs and assigns forever, against the lawful claims of all persons.

TO HAVE AND TO HOLD to Grantee, her heirs, executors, administrators and assigns
forever.

IN WITNESS WHEREOF, Grantor has set his signature and seal on this the 4 day of October, 2017.

*Ashley Bartlett My
best attorney in fact*
Ashley Bartlett

Michael Bartlett
Michael Bartlett

STATE OF
COUNTY OF

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Michael Bartlett, an unmarried man whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this, the 4th day of October, 2017.

(Notary Seal)

Faye W. Land
Notary Public
Print Name: Faye W. Land
Commission Expires: 02/13/2021

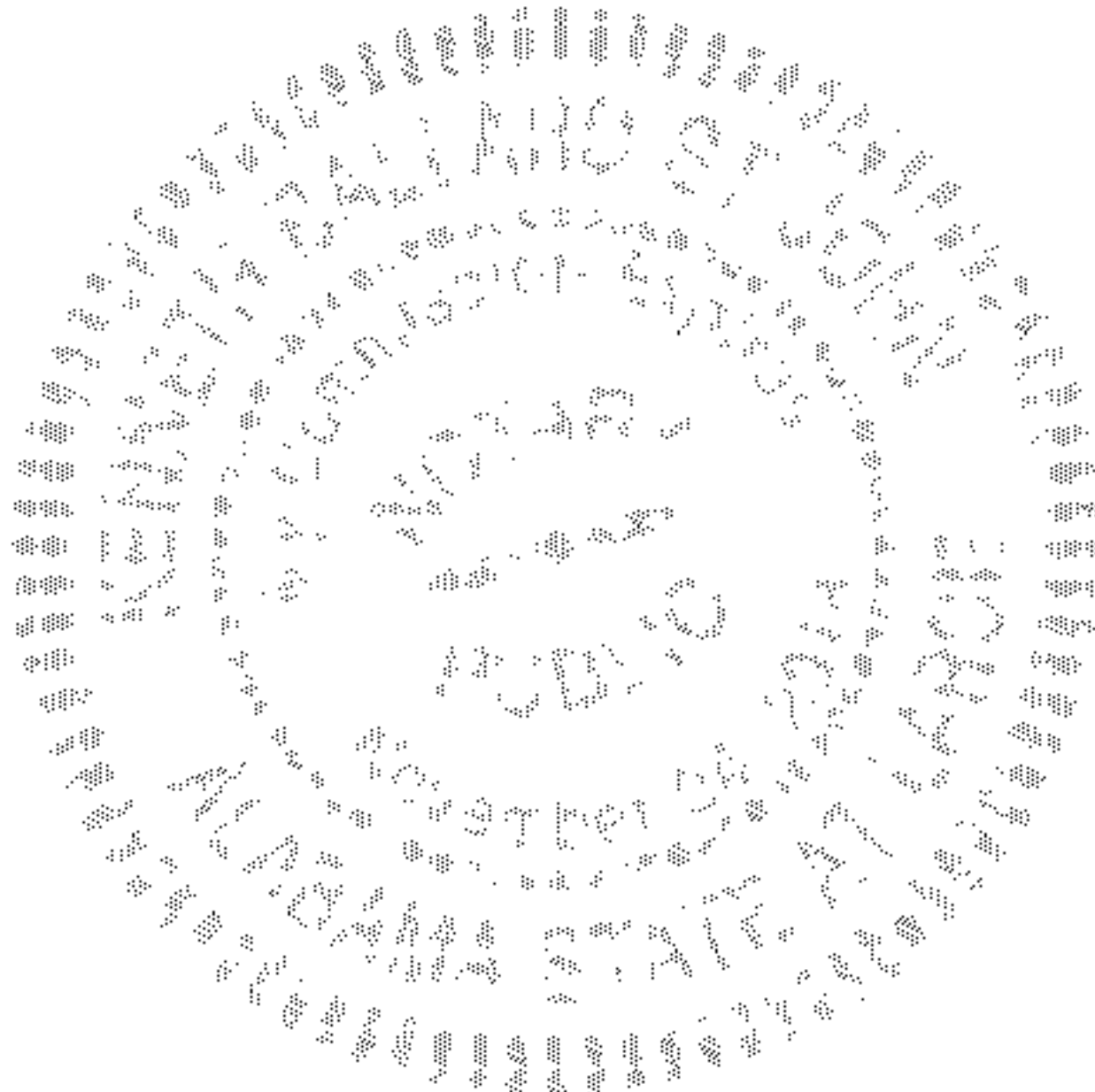


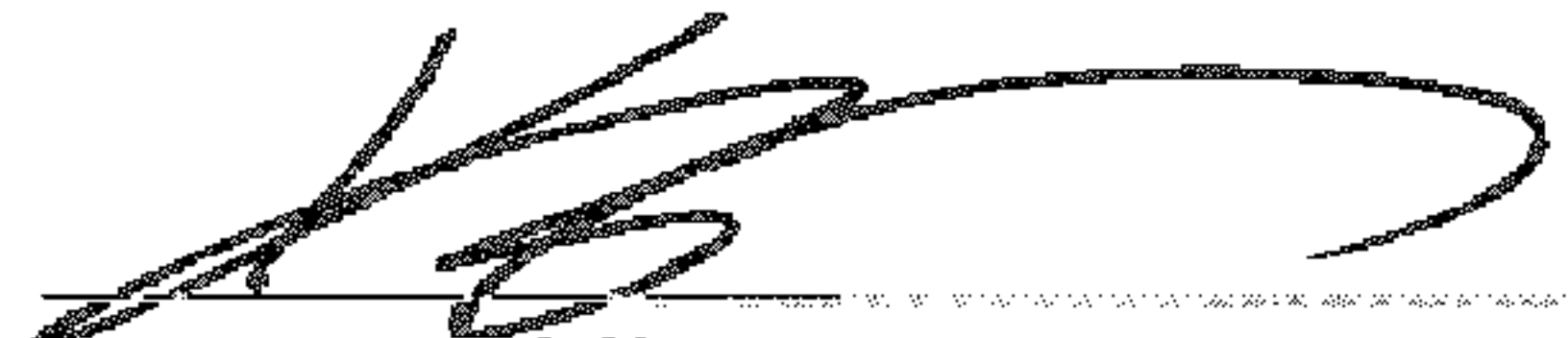
STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Gary Streat whose name as attorney in fact for Ashley Bartlett, an unmarried woman is signed to the foregoing instrument and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he in his capacity as such attorney in fact and with full authority, executed the same voluntarily, on the day the same bears date.

Given under my hand and official seal this the 6th day October, 2017.

[NOTARY SEAL]




Notary Public
Print Name: Kenneth Ballard St-John
Commission Expires: 11/24/2018

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name	<u>Michael Bartlett</u>	Grantee's Name	<u>Ashley Bartlett</u>
Mailing Address	<u>117 Ashford Way</u>	Mailing Address	<u>117 Ashford Way</u>
	<u>Alabaster, AL 35007</u>		<u>Alabaster, AL 35007</u>
Property Address	<u>117 Ashford Way</u>	Date of Sale	<u>10/4/17</u>
	<u>Alabaster, AL 35007</u>	Total Purchase Price	<u>\$ 140,000.00</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</u>

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 type="checkbox"/> Sales Contract	<input checked="" 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.

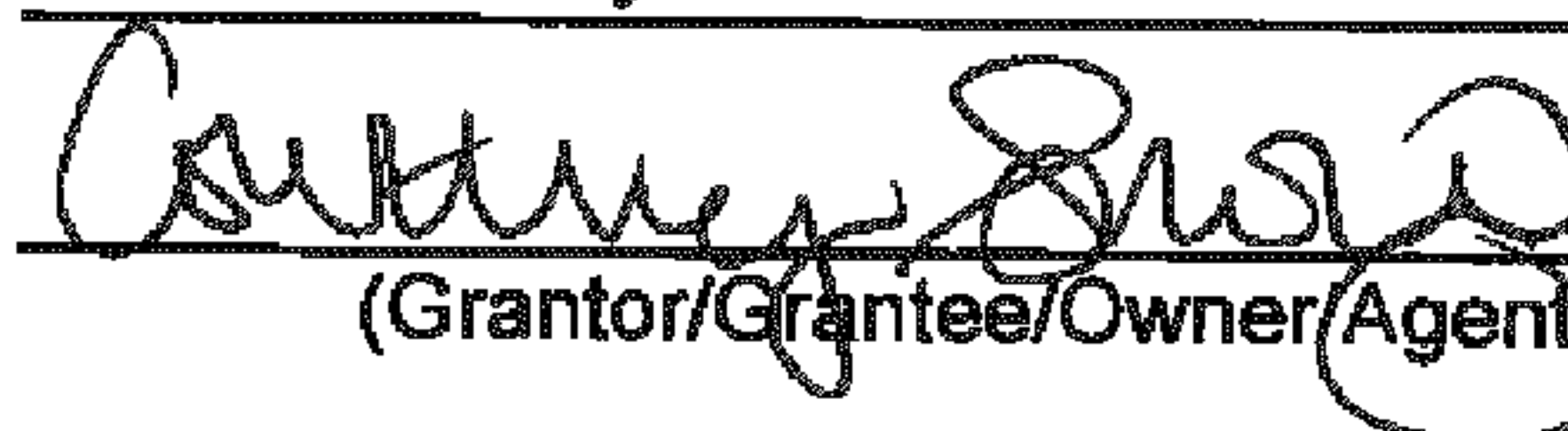
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

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 10/4/17Print Courtney SnowUnattested

Sign



(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 10/13/2017 10:43:29 AM
 \$164.00 CHERRY
 20171013000373070


Form RT-1