

20171107000403370  
11/07/2017 10:01:37 AM  
DEEDS 1/3

Return to:  
Title Source, Inc.  
662 Woodward Avenue  
Detroit, MI 48226

Order Number:  
63729306-4262499

**WARRANTY DEED**

STATE OF Florida )  
COUNTY OF BAY )

Send Future Tax Notices to:  
113 Deer Ridge Drive  
Chelsea, AL 35043

**KNOW ALL MEN BY THESE PRESENTS:**

That for and in consideration of Ten Dollars (\$10.00) and other valuable consideration, to the undersigned Grantor, **BRAD STAMPS**, a married man, in hand paid by the Grantee herein, the receipt of which is hereby acknowledged by said Grantor, Grantor does, by these presents grant, bargain, sell and convey unto **BRAD STAMPS** and **KRISTINA L. STAMPS**, husband and wife, as joint tenants with rights of survivorship, herein referred to as Grantee, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama**, to-wit:

Lot 2, according to the Survey of Deer Ridge Lakes, Sector 1, as recorded in Map Book 33, Page 115, in the Probate Office of Shelby County, Alabama.

**Prior Deed Reference: Instrument Number 20050513000231570.**

**Parcel ID Number: 14 6 14 0 000 001.069**

**Commonly Known As: 113 Deer Ridge Drive, Chelsea, AL 35043**

**Fair Market Value: \$315,400.00**

**The total property herein conveyed and being conveyed together with all and singular, the buildings, rights, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.**

**This conveyance is made subject to all restrictions, reservations, easements, and rights-of-way of record affecting this title to the above described property.**

**The above described property does constitute part of the Grantors' homestead.**

**TO HAVE AND TO HOLD** unto the said Grantee, in fee simple, and Grantee's heirs and assigns forever. And grantor does for ourselves and our heirs and personal representatives covenant with the said Grantee, grantee's heirs and assigns, that grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances and that grantor has a good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs and personal representatives shall warrant and defend the same to the

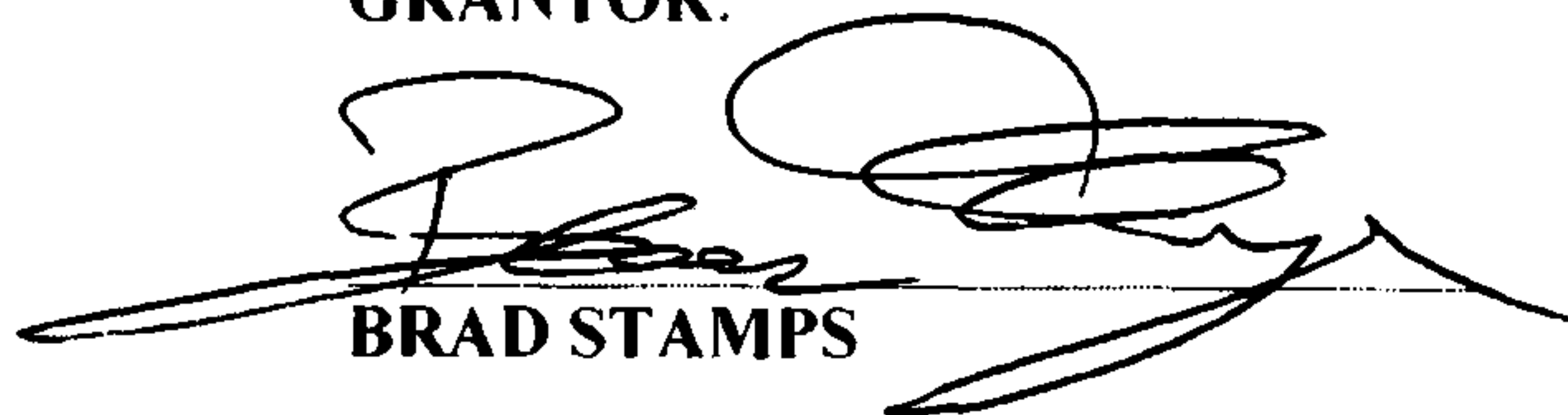
said Grantee, Grantee's heirs and assigns forever, against the lawful claims of all persons. The above conveyance includes all structures presently built, constructed, or set on the above described property.

The scrivener makes no warranties, nor does he express an opinion, as to the Grantor's title, or lack thereof. No survey was provided to the scrivener for the preparation of this deed. The description was provided by Title Source, Inc.

In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

IN WITNESS WHEREOF, the said Grantor, who is authorized to execute this conveyance hereto sets its signature and seal, this the 21 day of OCT, 2017.

GRANTOR:

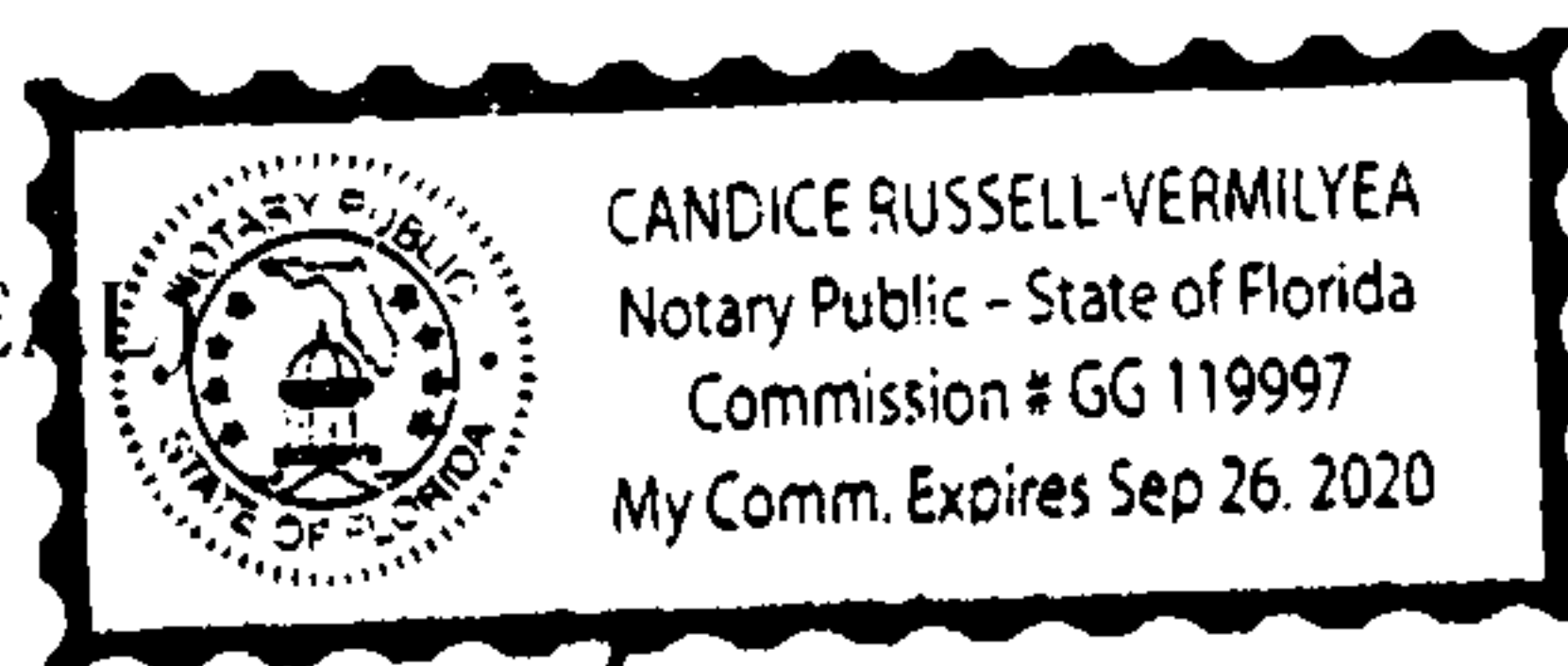
  
BRAD STAMPS

STATE OF FLORIDA )  
COUNTY OF BAY )

Candice Russell-  
I, VERMILYEA, a Notary Public for the State of FLORIDA, do hereby certify that **BRAD STAMPS**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, executed the same voluntarily on the day the same bears date.

Given under my hand this the 21 day of OCT, 2017.

(NOTARY SEAL)



Candice R-vermilyea

  
Notary Public

My commission expires: 9/26/20

This instrument was prepared by:

*Gregory M. Varner, Esq.*

*Attorney at Law*

*Post Office Box 338*

*Ashland, Alabama 36251*

*256-354-5464*

## Real Estate Sales Validation Form

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

Grantor's Name BRAD STAMPS  
Mailing Address 113 Deer Ridge Drive  
Chelsea, AL 35043

Grantee's Name BRAD STAMPS and  
Mailing Address KRISTINA L. STAMPS  
113 Deer Ridge Drive  
Chelsea, AL 35043

Property Address 113 Deer Ridge Drive  
Chelsea, AL 35043

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ \_\_\_\_\_

20171107000403370 11/07/2017 10:01:37 AM DEEDS 3/3 or  
Assessor's Market Value \$  $\$315,400 \text{ rtn } 500 = \$315,500 \times .001$   
 $= \$315.50$

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 Revenue Commissioners FMV  
☐ 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 11/7/17

Print Donyelle Innulsen

Unattested

Sign X

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
11/07/2017 10:01:37 AM  
\$336.50 CHERRY  
20171107000403370

*[Signature]*