

This Instrument prepared by:
Rosalie Doggett
3170 Highway 31 South
Pelham, AL 35124

SEND TAX NOTICE TO:
Greg Morton
101 Selwyn Abbey
Alabaster, AL 35007

20171113000407850
11/13/2017 08:33:50 AM
DEEDS 1/3

E-RECORDED

Simple

GENERAL WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

ID

County

Date

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred Ninety-Nine Thousand And No/100 Dollars (\$199,000.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Steven N. Handlon and Marcasa B. Handlon, husband and wife, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Greg Morton (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama:

Lot 41, according to the Survey of Weatherly, Glen Abbey, Sector 12, as recorded in Map Book 18, Page 128, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

Subject to a third party mortgage in the amount of \$199,000.00* executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

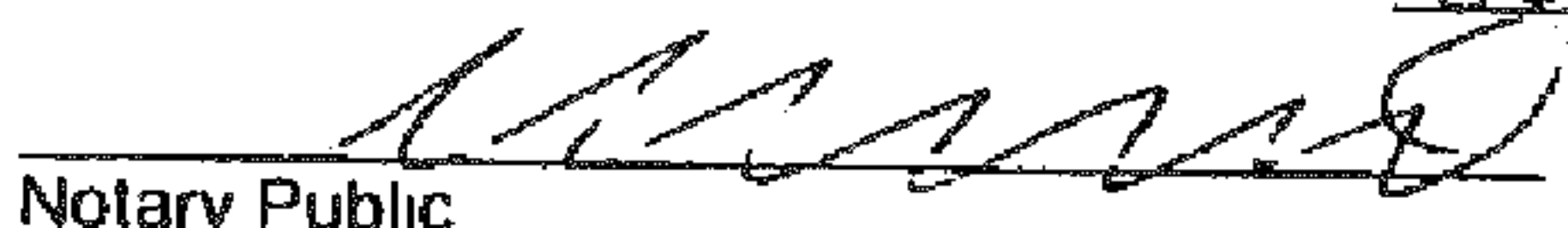
IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on October 30, 2017.


Steven N. Handlon

STATE OF Alabama
COUNTY OF SHELBY

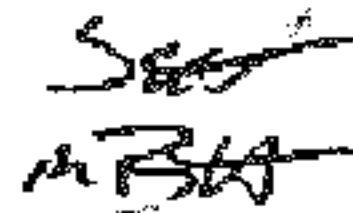
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify Steven N. Handlon whose name(s) is(are) signed to the foregoing conveyance, and who is(are) known to me, acknowledged before me on this 30 day of October, 2017 that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

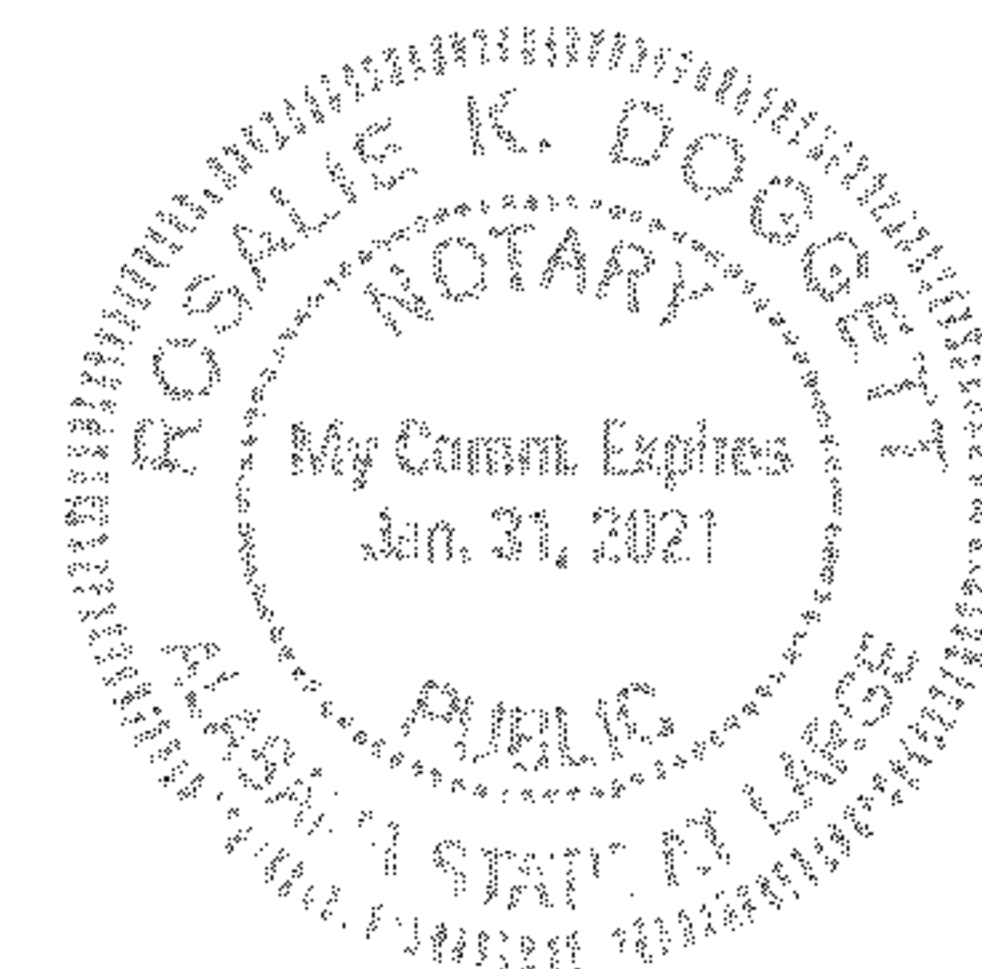
Given under my hand and official seal on Oct 30, 2017


Notary Public

My commission expires: 1/31/21

* Mortgage and Consideration amount is \$197,000.00


MBA



IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on November 6, 2017.

Marcasa B. Handlon
Marcasa B. Handlon

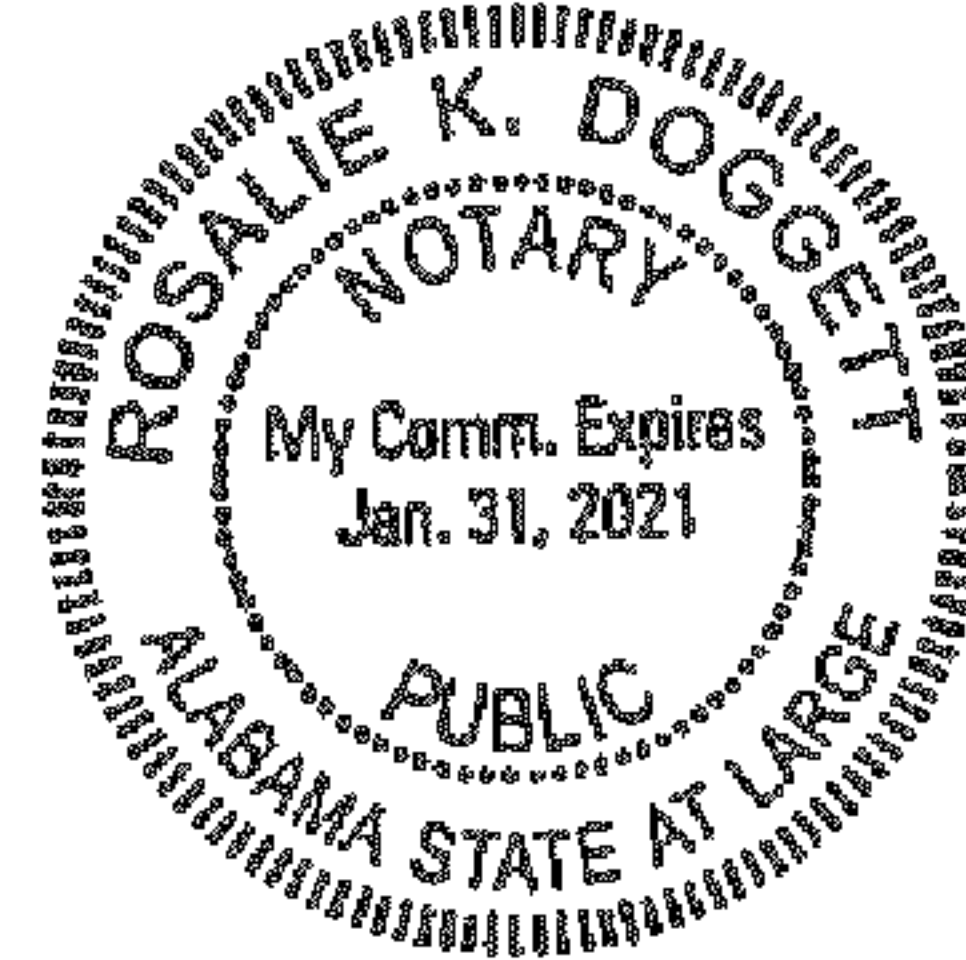
STATE OF Alabama
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify Marcasa B. Handlon whose name(s) is(are) signed to the foregoing conveyance, and who is(are) known to me, acknowledged before me on this 6 day of November, 2017 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 on November 6, 2017

[Signature]
Notary Public

My commission expires: 1/31/21



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

20171113000407850 11/13/2017 08:33:50 AM DEEDS 3/3

Grantor's Name Steven N. Handlon and Marcasa B. Handlon Grantee's Name Greg Morton

Mailing Address _____

Mailing Address 101 Selwyn Abbey
Alabaster, AL 35007

Property Address 101 Selwyn Abbey
Alabaster, AL 35007

Date of Sale November 6, 2017
Total Purchase Price \$197,000.00

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)

____ 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 - Steven N. Handlon and Marcasa B. Handlon, , .

Grantee's name and mailing address - Greg Morton, 101 Selwyn Abbey, Alabaster, AL 35007.

Property address - 101 Selwyn Abbey, Alabaster, AL 35007

Date of Sale - November 6, 2017.

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: November 6, 2017

Sign 
Agent



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
11/13/2017 08:33:50 AM
\$22.00 CHERRY
20171113000407850

