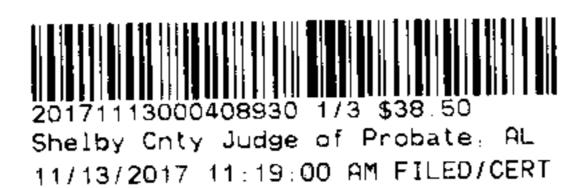
This instrument was prepared by: Justin Smitherman, Esq. 4685 Highway 17 Suite D Helena, AL 35080



Send Tax Notice to:
Thomas M. Walker &
Candace R. Herron
241 Vine St.
Montevallo, AL 35115

STATE OF ALABAMA SHELBY COUNTY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of ONE HUNDRED SEVENTY ONE THOUSAND (\$171,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, Larry Price and Sylviane G. Price, husband and wife (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEES, Thomas M. Walker and Candace R. Herron, husband and wife (hereinafter referred to as GRANTEES), together as joint tenants with rights of survivorship, in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 3, fronting on Vine Street 100.00 feet and running back 150.00 feet, said Lot located in the Alma H. Jeter Addition to the Town of Montevallo as described in Map and Survey made by R. S. Villadson, C.E. and recorded in Record Book 96, Page 140, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEES.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

The purchase of the herein described real property is being financed in whole or in part by the proceeds of a purchase money mortgage being executed simultaneously herewith.

IN WITNESS WHEREOF, said GRANT	ORS have hereunto set their hands and seals this the
	7.
- P. 100	Ayrane Flice
Larry Price	Sylviane G. Price
STATE OF ALABAMA SHELBY COUNTY	
I, the undersigned, a Notary Public, in and for	said County and State, hereby certify that Larry Price and
Sylviane G. Price, whose names are signed to the for	egoing conveyance and who are known to me, acknowledged
before me on this day that, being informed of the contents of	of the Instrument, they signed their names voluntarily on the day
the same bears date.	
IN WITNESS WHEREOF, I have hereu	ento set my hand and seal this the day of
	JUSTIN SMITHERMAN  Notary Public Alabama State At Large  My Commission Expires Jan. 18, 2021
Notary Public	
My Commission Expires: 1/8/21	

20171113000408930 2/3 \$38 50 Shelby Cnty Judge of Probate: AL 11/13/2017 11:19:00 AM FILED/CERT

## Real Estate Sales Validation Form

			ance with Code of Alaban Grantagis Na	
Grantor's Name Mailing Address	Larry Price	Sylviane G. Price		ress 241 Vine St.
	241 Vine St.  Montevallo, AL 351		ivialility Addi	Montevallo, AL 35115
	Workevano, 741. 351			
Dropody Addross	241 Vina St		Date of 9	Sale 11/08/2017
Property Address	241 Vine St.  Montevallo, AL 35115  Total Purchase Price			
			or	<u> </u>
			Actual Value	\$
			or Assessor's Market Va	alue \$
•				in the following documentary
Bill of Sale	one) (Recorda	ation of documer	ntary evidence is not re Appraisal	
Sales Contrac	ct	丁		2017111300000000000000000000000000000000
Closing State		<u>-</u> <u>-</u> <u>-</u> -		20171113000408930 3/3 \$38.50 Shelby Cnty Judge of Probate: AL
<del></del>				11/13/2017 11:19:00 AM FILED/CERT
•	*		lation contains all of th	e required information referenced
above, the filing of	this form is no	ot required.		
			structions	
Grantor's name are to property and the	<del></del> -		e name of the person of	or persons conveying interest
Grantee's name a to property is bein	_	lress - provide th	e name of the person	or persons to whom interest
Property address	- the physical a	address of the pr	operty being conveyed	i, if available.
Date of Sale - the	date on which	interest to the p	roperty was conveyed.	
Total purchase pri being conveyed by				perty, both real and personal,
	nstrument offe	red for record. The	nis may be evidenced	perty, both real and personal, being by an appraisal conducted by a
excluding current	use valuation, aluing property	of the property a for property tax	s determined by the lo purposes will be used	stimate of fair market value, cal official charged with the and the taxpayer will be penalized
	understand th	at any false state	ements claimed on this	tained in this document is true and form may result in the imposition

Date 11/08/2017

Unattested

Sign

(verified by)

Print Justin Smitherman

(verified by)

Form RT-1