

20180103000001180

01/03/2018 09:32:04 AM

Prepared by:
JUL ANN McLEOD, Esq.
1957 Hoover Court, Suite 306
Birmingham, AL 35226

DEEDS 1/3

Send Tax Notice to:
Heather N. Wingard
647 The Heights Lane
Calera, AL 35040

STATE OF ALABAMA

COUNTY OF SHELBY

)
)
)
WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of ONE HUNDRED NINE THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$109,500.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantors, **JENNIFER KRAMER and BRIAN BOYLS-WHITE, wife and husband** (hereinafter referred to as Grantors), the receipt whereof is hereby acknowledged, the Grantors do hereby give, grant, bargain, sell and convey unto the Grantee, **HEATHER N. WINGARD** (hereinafter referred to as Grantee), the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 71, according to the Survey of Townside Square, Sector One, as recorded in Map Book 38, Page 120, in the Probate Office of Shelby County, Alabama.

Subject to rights-of-way, covenants, restrictions, easements, agreements, setback lines, mineral/mining rights, and declarations of record, if any.

\$106,000.00 of the above-recited consideration is being paid with a purchase money mortgage being recorded simultaneously herewith

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

And said Grantors, for said Grantors, their heirs, successors, executors and administrators, covenant with Grantee, and with her 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, which are not yet due and payable; and that Grantors will, and their heirs, executors and administrators shall, warrant and defend the same to said Grantee, and her heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantors have hereunto set their hand and seal this the 28
day of December, 2017.


JENNIFER KRAMER


BRIAN BOYLS-WHITE

STATE OF MICHIGAN)

COUNTY OF Michigan)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that
JENNIFER KRAMER and BRIAN BOYLS-WHITE, whose names are signed to the
foregoing conveyance, and who are known to me, acknowledged before me on this day that,
being informed of the contents of the instrument, they executed the same voluntarily on the day
the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 28 day of
December, 2017.



NOTARY PUBLIC

My commission expires:

LOIS RYDELL-WINTERS
NOTARY PUBLIC, STATE OF MI
COUNTY OF WAYNE
COMMISSION EXPIRES Apr 17, 2021

LOIS RYDELL-WINTERS
NOTARY PUBLIC, STATE OF MI
COUNTY OF WAYNE
COMMISSION EXPIRES Apr 17, 2021
Actual County of Washington

Real Estate Sales Validation Form

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

Grantor's Name JENNIFER KRAMER and BRIAN BOYLS-WHITE

Grantee's Name HEATHER WINGARD

Mailing Address 647 THE HEIGHTS LANE
CALERA, AL 35040

Mailing Address 647 THE HEIGHTS LANE
CALERA, AL 35040

Property Address 647 THE HEIGHTS LANE
CALERA, AL 35040

Date of Sale December 29, 2017

Total Purchase Price \$109,500.00

or

Actual Value \$

20180103000001180 01/03/2018 09:32:04 AM DEEDS 3/3 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 - 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 December 29, 2017

Print Malcolm S. McLeod

 Unattested

Sign Malcolm S. McLeod

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

File 170831



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
01/03/2018 09:32:04 AM
\$24.50 CHERRY
20180103000001180

James W. Fuhrmeister

Form RT-1
Alabama 08/2012 LSS