

Send tax notice to:
Jarrett L. Rodgers
320 16th Street
Calera, AL 35040
File No. PEL1700783

This instrument prepared by:
Stewart & Associates, P.C./S. Kent Stewart
3595 Grandview Pkwy, #645
Birmingham, Alabama 35243

STATE OF ALABAMA
SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Thirty Two Thousand and 00/100 Dollars (\$132,000.00) in hand paid to the undersigned, **Cecil D. Loftin, a married man, Heir at Law and devisee of Roy M. Loftin and Co-Executor of the Estate of Ina Mae Kennamer Loftin, deceased, Probate Case No PR 2016 000864, Linda P. Loftin Dorough, a married woman, Heir at Law and devisee of Roy M. Loftin and Co-Executor of the Estate of Ina Mae Kennamer Loftin, deceased Probate Case No PR 2016 000864, Charlotte A. Loftin Pierce, a married woman, Heir at Law, and devisee of Roy M. Loftin and Co-Executor of the Estate of Ina Mae Kennamer Loftin, deceased Probate Case No PR 2016 000864, Robert Timothy Loftin, a married man, heir and devisee of Roy M. Loftin and Ina Mae Kennamer, deceased Probate Case No PR 2016 000864 and Tracy Lynn Loftin Bush, a married woman, Heir and devisee of Roy M. Loftin and Ina Mae Kennamer, deceased Probate Case No PR 2016 000864** (hereinafter referred to as "Grantors"), by **Jarrett L. Rodgers**, (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lots 5, 6, 7 and 8, Block 88, according to J. H. Dunstan's Map of the Town of Calera, Alabama, which is on file in the Probate Office of Shelby County, Alabama.

The property being conveyed herein does not constitute the homestead of the Grantors, nor the homestead of the Grantors spouses.

SUBJECT TO:

- 1.) ADVALOREM TAXES DUE OCTOBER 01, 2018 AND THEREAFTER.
- 2.) BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.
- 3.) MINERAL AND MINING RIGHTS NOT OWNED BY THE GRANTOR.

\$133,333.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that it is free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

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

IN WITNESS WHEREOF, Grantors have set their signatures and seals on this, the 26th day of January, 2018.



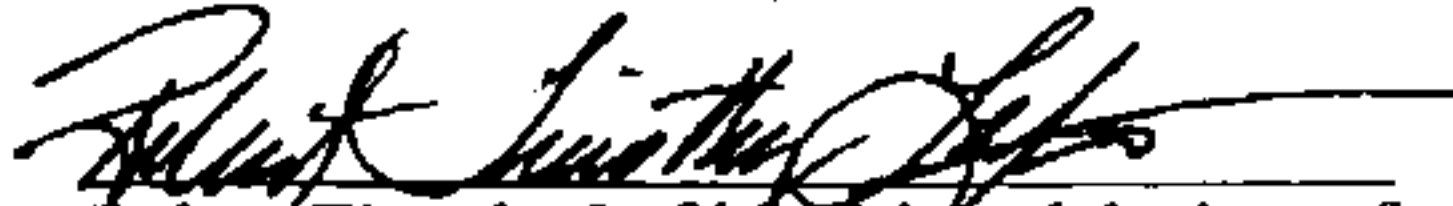
Cecil D. Loftin, Heir and devisee of Roy M. Loftin and Co-Executor of the Estate of Ina Mae Kennamer Loftin, deceased Probate Case No PR 2016 000894



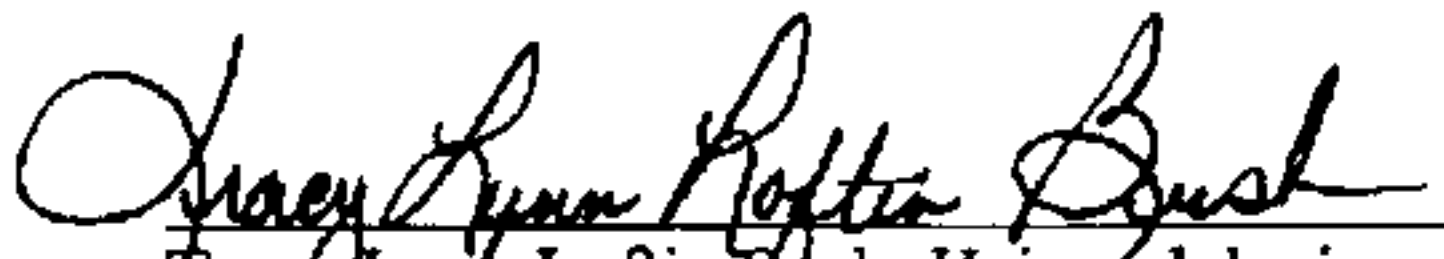
Linda P. Loftin Dorough, Heir and devisee of Roy M. Loftin and Co-Executor of the Estate of Ina Mae Kennamer Loftin, deceased Probate Case No PR 2016 000894



Charlotte A. Loftin Pierce, Heir and devisee of Roy M. Loftin and Co-Executor of the Estate of Ina Mae Kennamer Loftin, deceased Probate Case No PR 2016 000894



Robert Timothy Loftin, Heir and devisee of Roy M. Loftin and Ina Mae Kennamer Loftin, deceased Probate Case No PR 2016 000894




Tracy Lynn Loftin Bush, Heir and devisee of Roy M. Loftin and Ina Mae Kennamer Loftin, deceased Probate Case No PR 2016 000894

STATE OF Alabama)
 COUNTY OF Shelby)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Cecil D. Loftin, a married man, Heir at Law and devisee of Roy M. Loftin and Co-Executor of the Estate of Ina Mae Kennamer Loftin, deceased, Probate Case No PR 2016 000864, Linda P. Loftin Dorough, a married woman, Heir at Law and devisee of Roy M. Loftin and Co- Executor of the Estate of Ina Mae Kennamer Loftin, deceased Probate Case No PR 2016 000864, Charlotte A. Loftin Pierce, a married woman, Heir at Law, and devisee of Roy M. Loftin and Co-Executor of the Estate of Ina Mae Kennamer Loftin, deceased Probate Case No PR 2016 000864, Robert Timothy Loftin, a married man, heir and devisee of Roy M. Loftin and Ina Mae Kennamer, deceased, Probate Case No PR 2016 000864 and Tracy Lynn Loftin Bush, a married woman, Heir and devisee of Roy M. Loftin and Ina Mae Kennamer, deceased, Probate Case No PR 2016 000864 whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they in their capacity as such Heirs, Devisees and Co-Executor and with full authority, executed the same voluntarily on the day the same bears date.

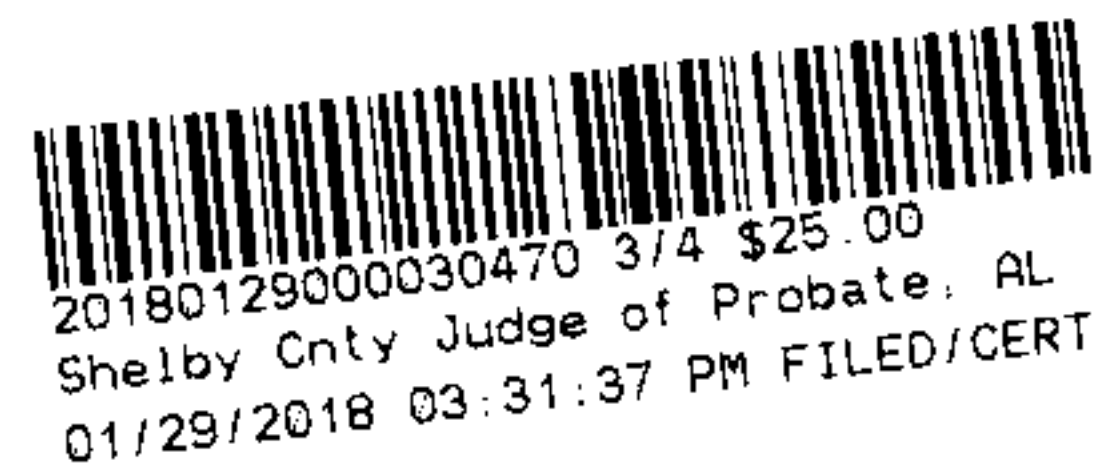
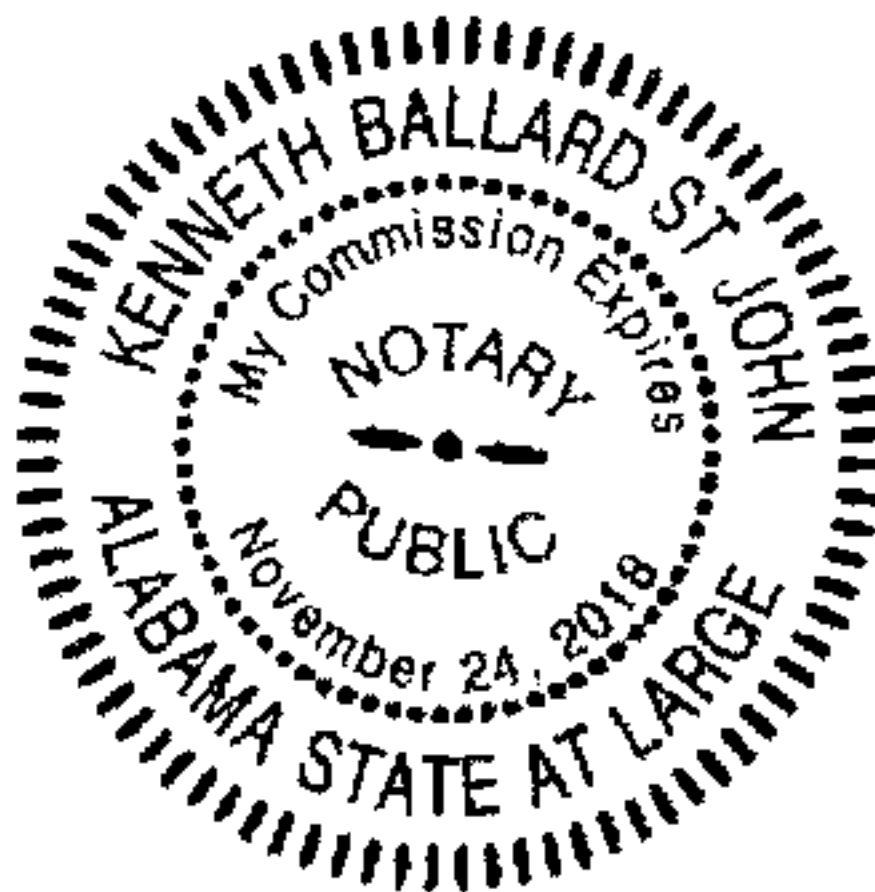
Given under my hand and official seal this, the 26th day of January, 2018.


 Notary Public

Printed Name: Kenneth Ballard St. John
 My Commission Expires:

11/24/2018

[NOTARIAL SEAL]



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>Heirs at Law of Roy M. Loftin</u>	Grantee's Name	<u>Jarrett L. Rodgers</u>
Mailing Address	<u>P.O. Box 261</u>	Mailing Address	<u>320 16th Street</u>
	<u>Calera, AL 35040</u>		<u>Calera, AL 35040</u>
Property Address	<u>320 16th Street</u>	Date of Sale	<u>1/26/18</u>
	<u>Calera, AL 35040</u>	Total Purchase Price	<u>\$ 132,000.00</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 checked="" type="checkbox"/> Sales Contract	<input 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 in property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest in property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest in 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 1/26/18

Print Courtney Snow

☐ Unattested

Sign

Courtney Snow
(Grantor/Grantee/Owner/Agent) circle one

Filed and Recorded (verified by)

Notary Judge.

Form RT-1



20180129000030470 4/4 \$25.00
Shelby Cnty Judge of Probate, AL
01/29/2018 03:31:37 PM FILED/CERT

[Signature]