

SEND TAX NOTICE TO:

Pamela L. Bahnsen

1052 Wyndham Lane, Helena, Alabama 35080

This instrument was prepared by

Shannon E. Price, Esq.

Kudulis, Reisinger & Price, LLC

P. O. Box 653

Birmingham, AL 35201

20180201000033710

02/01/2018 11:07:10 AM

DEEDS 1/3

WARRANTY DEED

STATE OF Alabama

KNOW ALL MEN BY THESE PRESENTS:

Shelby COUNTY

That in consideration of One Hundred Twenty Five Thousand dollars & no cents **\$125,000.00**

To the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged,,

Stephen White and Karen J. White, husband and wife (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Pamela L. Bahnsen, an unmarried woman** (herein referred to as grantee, whether one or more), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

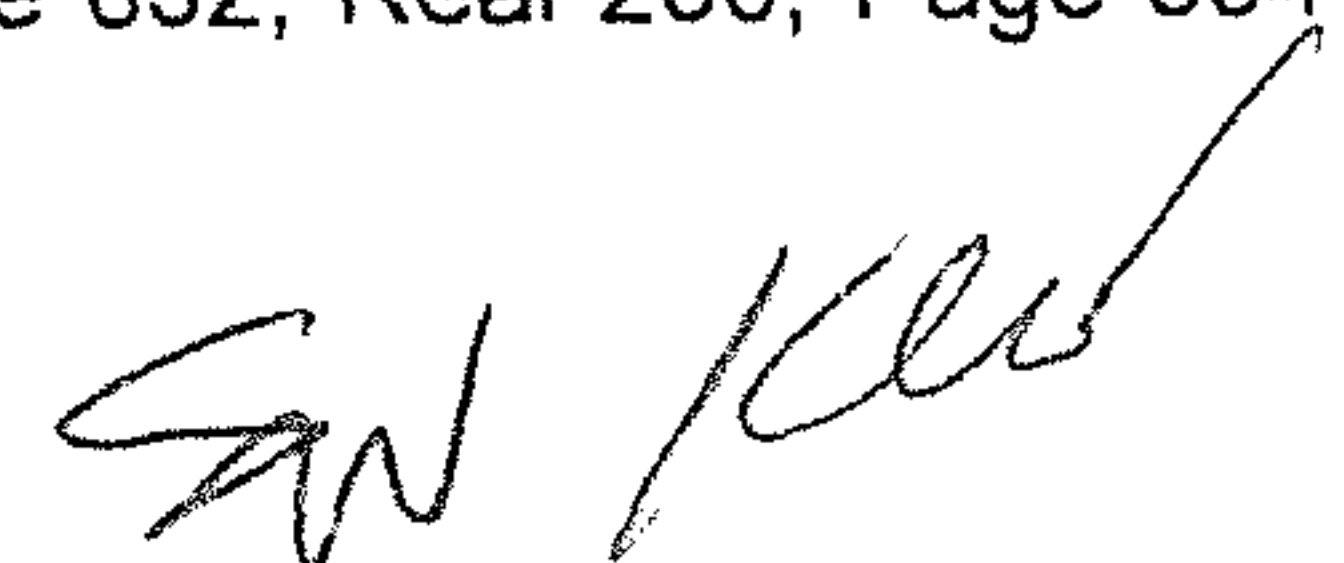
LOT 75, ACCORDING TO THE SURVEY OF WYNDHAM WILKERSON SECTOR, AS RECORDED IN MAP BOOK 22, PAGE 143, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$93,275.70 of the Purchase Price is being paid by a Mortgage being recorded simultaneously herewith.

Subject to:

1. All taxes for the year 2018 and subsequent years, not yet due and payable.
2. Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting title that would be disclosed by an accurate and complete survey of the land.
3. Rights or claims of parties in possession not shown by the public records.
4. Easements, or claims of easements, not shown by the public records.
5. Any lien, or right to lien, for services, labor, or material heretofore, or hereafter furnished, imposed by law, and not shown by the public records.
6. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records.
7. 20 foot building setback line along Wyndham Lane; 15-foot easement on rear lot line all as shown on the recorded map of said subdivision.
8. Restrictions, covenants, and conditions as set out in instrument(s) recorded in Instrument # 1997-24870.
9. Restrictions, limitations and conditions as set out in Map Book 22, Page 143.
10. Easement(s) to Town of Helena as shown by instrument recorded in Deed Book 305., Page 394, Deed Book 305, Page 396, Deed Book 305, Page 398, Deed Book 105, Page 44 and Deed Book 305, Page 402., and Deed Book 305, Page 400,
11. Easement to Alabama Power Company as set forth in the instrument recorded in Real 183, Page 230, Real 142, Page 221, Real 230, Page 774, Real 1, Page 332, in the Probate Office of Shelby County, Alabama.
12. Sinkhole prone area as referred to in Declaration of Protective Covenants recorded in Instrument 1997-24870 in the Probate Office of Shelby County, Alabama.
13. Easement to Plantation Pipeline in Deed Book 180, Page 192; Deed Book 258, Page 47, Deed Book 258, Page 49 and Deed Book 113, Page 61.
14. Right of Way to Shelby County recorded in Deed Book 155, Page 383 and Deed Book 154, Page 384.
15. Easement recorded in Deed Book 311, Page 153, in the Probate Office of Shelby County, Alabama.
16. Right of ingress and egress as recorded in Real 192, Page 743, Real 250, Page 852, Real 250, Page 894 and Real 251, Page 602 in the Probate Office of Shelby County, Alabama.

WARRANTY DEED

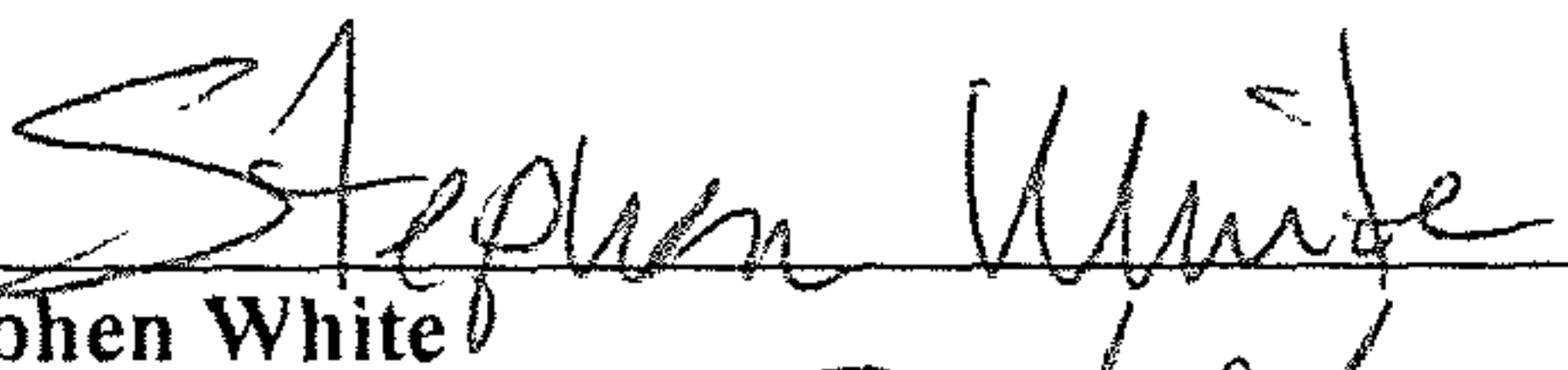


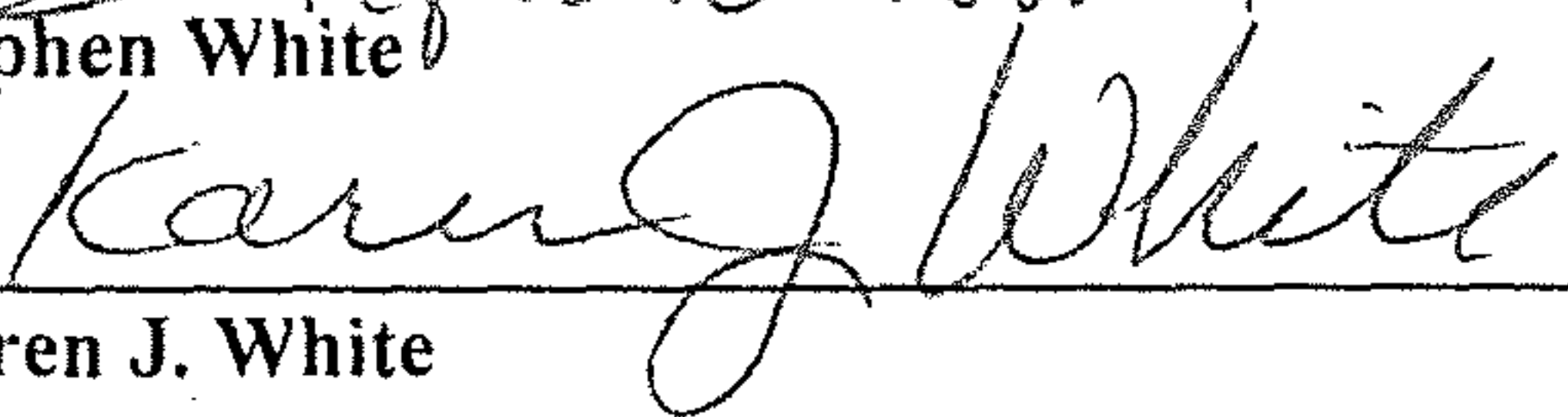
17. Mineral and Mining rights and rights incident thereto recorded in Deed Book 3 24, Page 632 in the Probate office of Shelby County, Alabama.
18. Easement to Southern Natural Gas, recorded in Deed Book 88, Page 551, Deed Book 146, Page 301, Deed 147, Page 579 and Deed Book 213, Page 155 in the Probate Office of Shelby County, Alabama, Terms and conditions of that certain agreement re: Covenants and Agreements for consulting fees as shown by instruments recorded in Instrument 1997-94 and Instrument 1997-27775 in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said **GRANTEES**, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said **GRANTEES**, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantors have hereunto set his/her/their hand(s) and seal(s), this January 24, 2018

 (Seal)
Stephen White

 (Seal)
Karen J. White

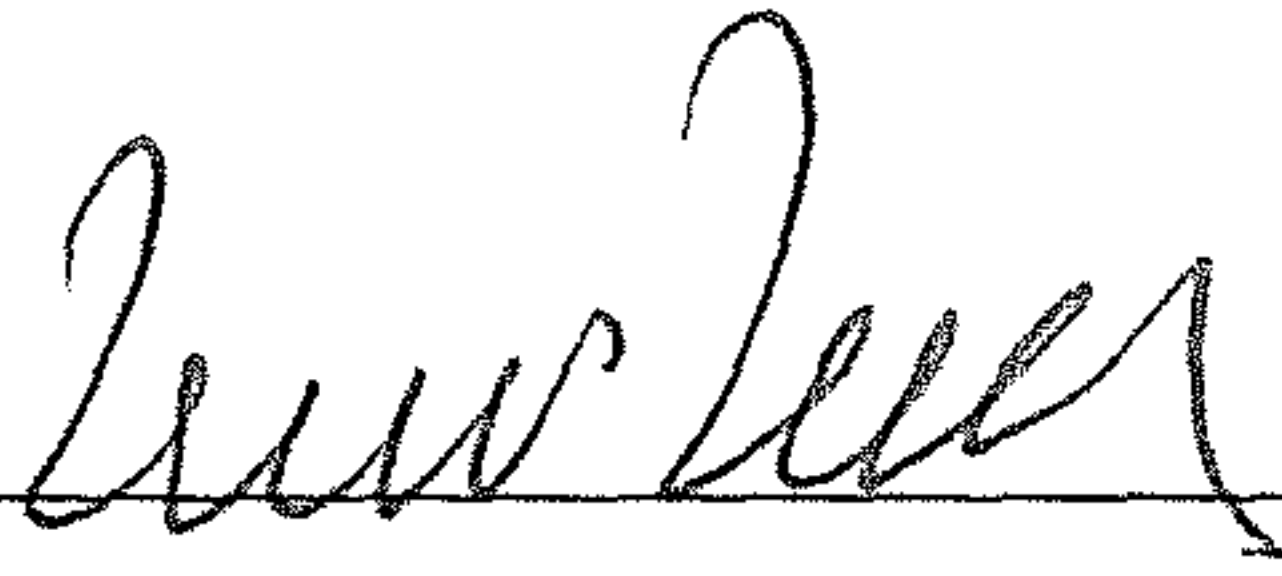
STATE OF Alabama

General Acknowledgment

Jefferson COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Stephen White and Karen J. White, husband and wife** whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they have/has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this January 24, 2018 .



Notary Public.
Seal
My Commission Expires: 1/9/2021

WILLIAM PATRICK COCKRELL, II
Notary Public, Alabama State At Large
My Commission Expires Jan. 9, 2021

Real Estate Sales Validation Form

This Document must be filled in accordance with Code of Alabama 1975, Section 40- 22-1 (h)

Grantor's Name	Stephen White and Karen J. White	Grantee's Name	Pamela L. Bahnsen
Mailing Address	1163 Eagle Drive Maylene, Alabama 35114	Mailing Address	394 4th Avenue SW Bessemer, Alabama 35022
Property Address	1052 Wyndham Lane, Helena, Alabama 35080		Date of Sale
	01/31/2018		
	Total Purchase Price	\$125,000.	
	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 - 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.

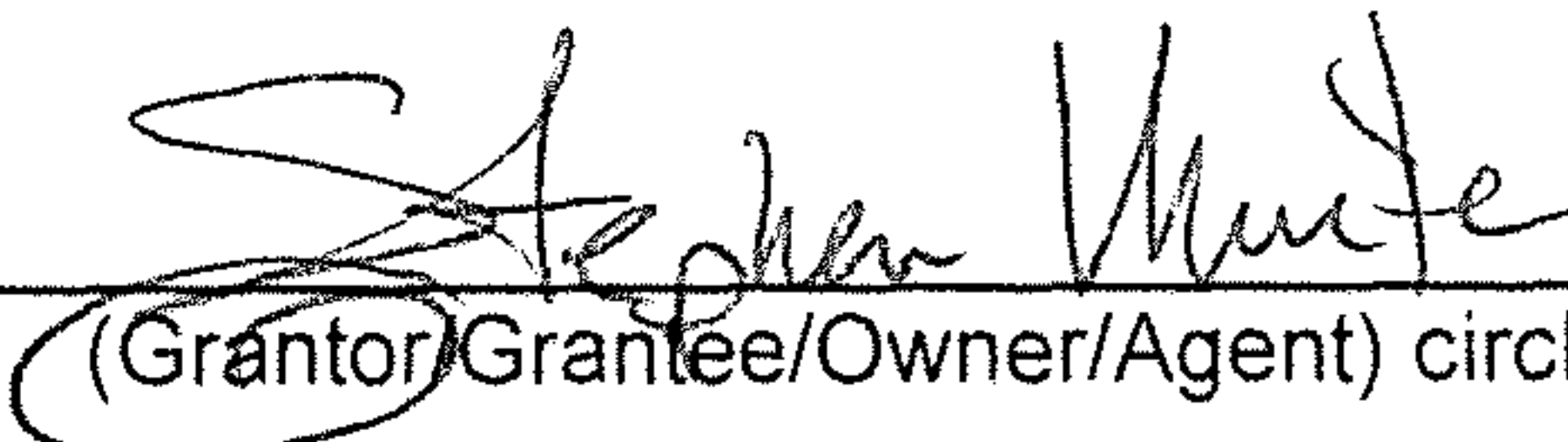
Date of Sale - the date on which interest to the property was conveyed.

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 proeprty, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraisaer of the assessor's curreny 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 responsibiliy of valuing proeprty 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	January 31, 2018	Print	Stephen White
☐ Unattested	 (verified by)	Sign	 (Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
02/01/2018 11:07:10 AM
\$146.00 CHERRY
20180201000033710