

This instrument prepared by:
Shannon E. Price, Esq.
PO Box 19144
Birmingham, Alabama 35219

Send Tax Notice To:
Nicholas Vanderpool
128 Waterford Cove
Calera AL 35040

WARRANTY DEED

STATE OF ALABAMA } 20180202000034910 02/02/2018 08:17:13 AM DEEDS 1/2
COUNTY OF SHELBY }
KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of One Hundred and Eighty Nine Thousand and Nine Hundred and 00/100 Dollars (\$189,900.00) to the undersigned grantor or grantors in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, I/we,

Leah Hartley fka Leah C. Howard and Louie Hartley, Wife and Husband

(herein referred to as GRANTORS) do grant, bargain, sell and convey unto

Nicholas Vanderpool

(herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 635, ACCORDING TO THE SURVEY OF WATERFORD COVE, SECTOR 4, AS RECORDED IN MAP BOOK 36, PAGE 17, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA BEING SITUATED IN SHELBY COUNTY ALABAMA.

Subject to: All Easements, Restrictions and Rights of Way of record.

\$ 151,920 of the consideration was paid from a mortgage loan closed simultaneously herewith.

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

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining in fee simple.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEE, his, her, or 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 and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, have hereunto set his, her or their signature(s) and seal(s), this the 23 day of January, 2018

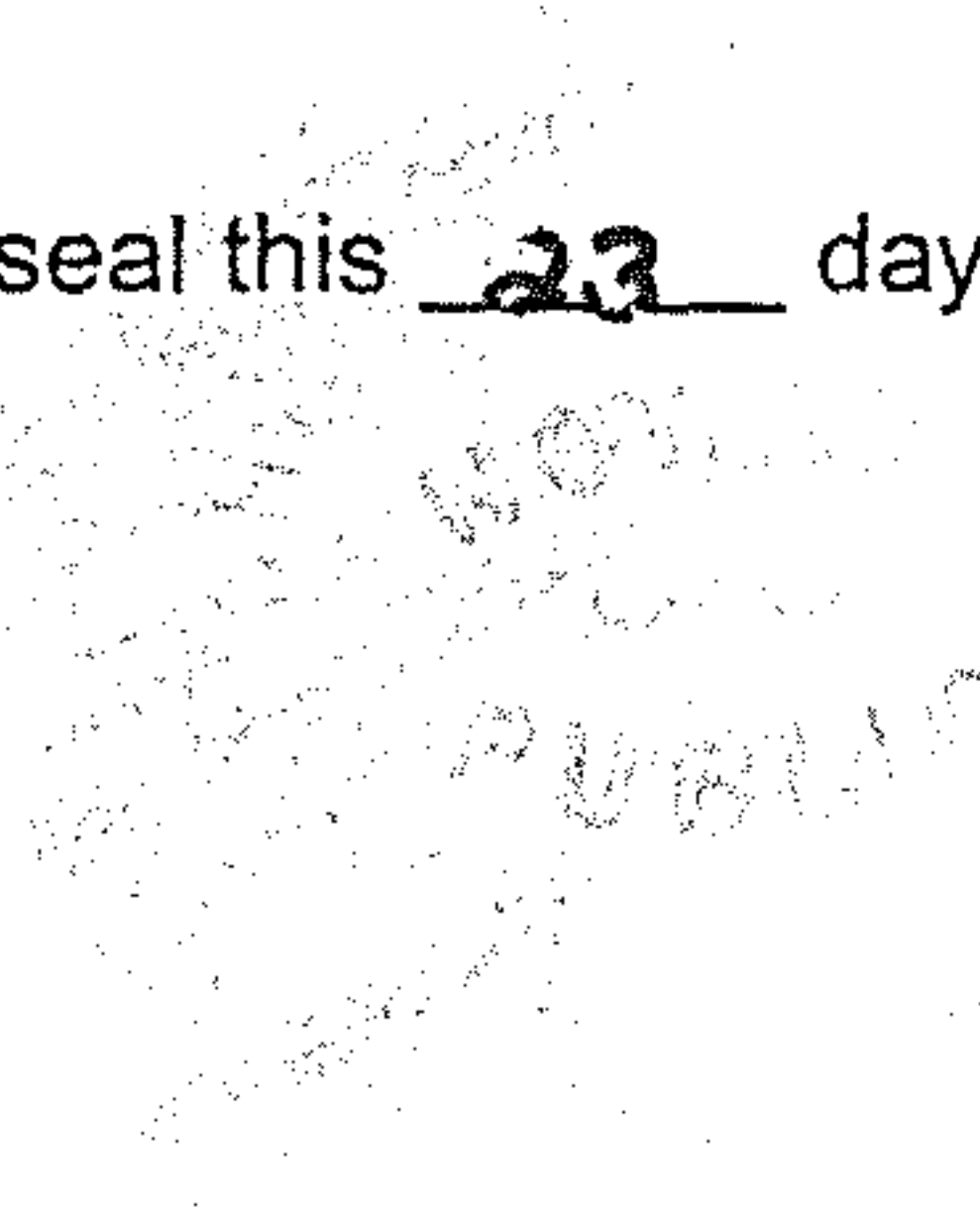
Leah Hartley (Seal)
Leah Hartley, fka Leah C. Howard

Louie Hartley (Seal)
Louie Hartley

STATE OF Alabama }
COUNTY OF Shelby }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Leah Hartley fka Leah C. Howard and Louie Hartley, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23 day of June, 2018



Chandra B. Borden
Notary Public -

My Commission Expires: 4-30-19

Real Estate Sales Validation Form

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

Grantor's Name Leah Hartley & Louie Hartley
Mailing Address 10125 Crosstown Cr., Suite 380
Eden Prairie, MN 55344

Grantee's Name Nicholas Vanderpool
Mailing Address 128 Waterford Cove Drive
Calera, AL 35043

Property Address 128 Waterford Cove Drive
Calera, AL 35040

Date of Sale January 31, 2018
Total Purchase Price \$189,900.00
or
Actual Value

20180202000034910 02/02/2018 08:17:13 AM DEEDS 2/2 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 _____
X 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 of 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 January 30, 2018

Unattested

JP
(verified by)

Print William Robert Cook
FRA Real Estate Assistance, Inc.
Sign
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
02/02/2018 08:17:13 AM
\$56.00 CHERRY
20180202000034910

JP