

THIS INSTRUMENT PREPARED BY:
R. Timothy Estes, Esq.
Estes Closings, LLC.
2188 Parkway Lake Drive, Ste. 101
Hoover, AL. 35244

SEND TAX NOTICE TO:
Billie Carol Allen
2072 Eagle Ridge Drive
Birmingham, AL 35242

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY) KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of **Two Hundred Forty-Four Thousand Five Hundred and 00/100 Dollars (\$244,500.00)** to the undersigned grantor in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, I

Howard Kent Latham, an unmarried man

(herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto

Billie Carol Allen

(herein referred to as GRANTEE, whether one or more), the following described real estate situated in **SHELBY** County, Alabama, to-wit:

Lot 25, according to the Survey of Townes at Brook Highland, as recorded in Map Book 30, Page 133 A & B, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted. Subject to: current taxes, easements, covenants, conditions and restrictions of record.

Zero (\$0.00) of the above purchase price was paid from the proceeds of a mortgage loan.

TO HAVE AND TO HOLD, unto the said GRANTEE, her and assigns forever.

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

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

IN WITNESS WHEREOF, the said GRANTOR has hereunto set his signature and seal, this the **1st day of February, 2018**.



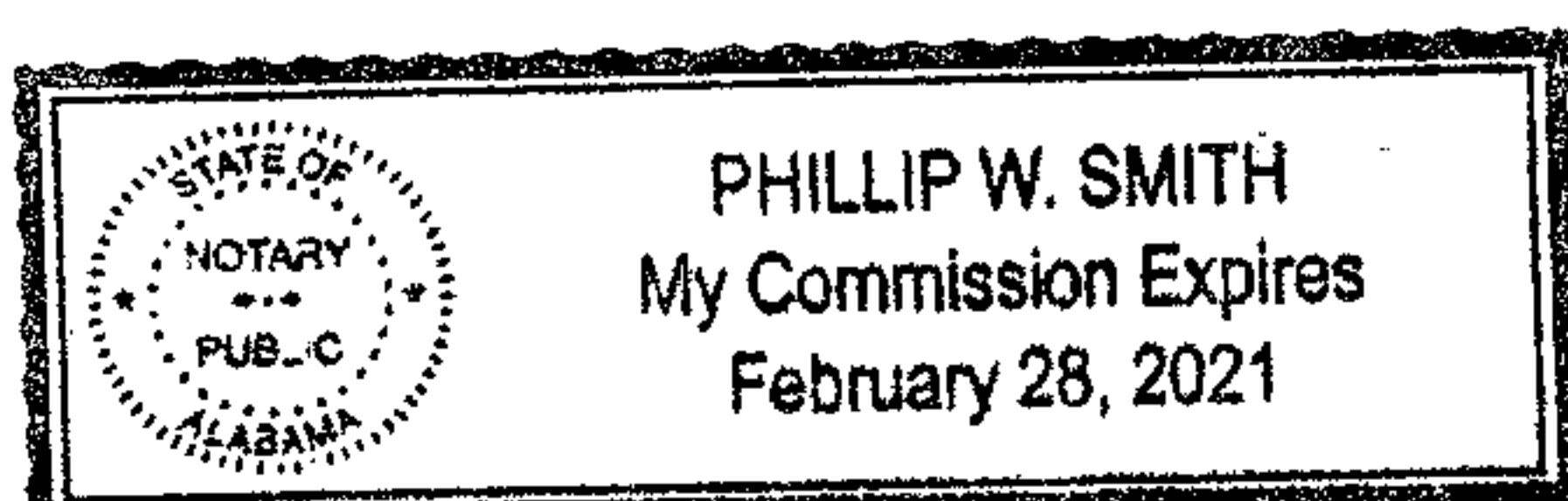
Howard Kent Latham

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Howard Kent Latham** whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date

Given under my hand and official seal, the **1st day of February, 2018**

SEAL





Notary Public

My Commission Expires: **2/28/21**

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>Howard Kent Latham</u>	Grantee's Name	<u>Billie Carol Allen</u>
Mailing Address	<u>P.O. BOX 381883</u> <u>Birmingham, AL 35238</u>	Mailing Address	<u>2072 Eagle Ridge Drive</u> <u>Birmingham, AL 35242</u>
Property Address	<u>2072 Eagle Ridge Drive</u> <u>Birmingham, AL 35242</u>	Date of Sale	<u>February 1, 2018</u>
		Total Purchase Price	<u>\$244,500.00</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 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).

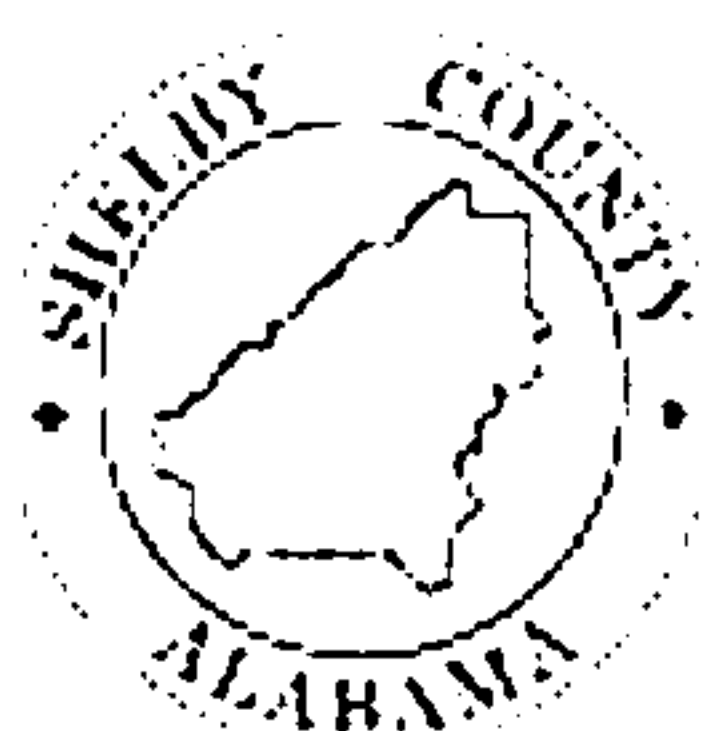
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date February 1, 2018

☐ Unattested

(verified by)

Print Howard Kent Latham
Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
02/02/2018 01:12:41 PM
\$262.50 CHERRY
20180202000036600

[Signature]