

THIS INSTRUMENT PREPARED BY:
HILL, HILL & GOSSETT, P.C.
Post Office Box 310
Moody, Alabama 35004

Send Tax Notice To:
601 Johnny's Cove
Leeds, AL 35094

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY


20180213000047160 1/3 \$22.00
Shelby Cnty Judge of Probate, AL
02/13/2018 01:52:25 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Thirty Thousand and No/100 Dollars (\$30,000.00) to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, Harold Brent Lightsey and wife, Catherine Tully Gibb-Lightsey (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto Steel Magnolia Homes LLC (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

A lot in the Town of Vincent, Alabama, being in the NE1/4 of the NE1/4 described as follows:
Begin at an iron stob in the center of Tucker Avenue and on the East side of College or Schoolhouse Street and run East along Tucker Avenue 116 feet to the NW corner of Roger and Diane Jacobs property by Deed 351, page 321 Lot; South along West line of Roger and Diane Jacobs Lot 131 feet to the North line of Charles and Marian Bartee property by Real 138, page 673; West 116 feet to East line of College or Schoolhouse Street; North along East line of College or Schoolhouse Street 131 feet to the point of beginning; being located in Section 15, Township 19, Range 2 East, Shelby County, Alabama

Less and except any portion of subject property lying within a road right of way

\$30,000.00 of the above recited consideration was paid by mortgage loan executed simultaneously herewith

TO HAVE AND TO HOLD to the said Grantee, its successors and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said Grantee, its successors and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated 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 Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 8th day of February, 2018.

Harold Brent Lightsey
Harold Brent Lightsey
Catherine Tully Gibb-Lightsey
Catherine Tully Gibb-Lightsey

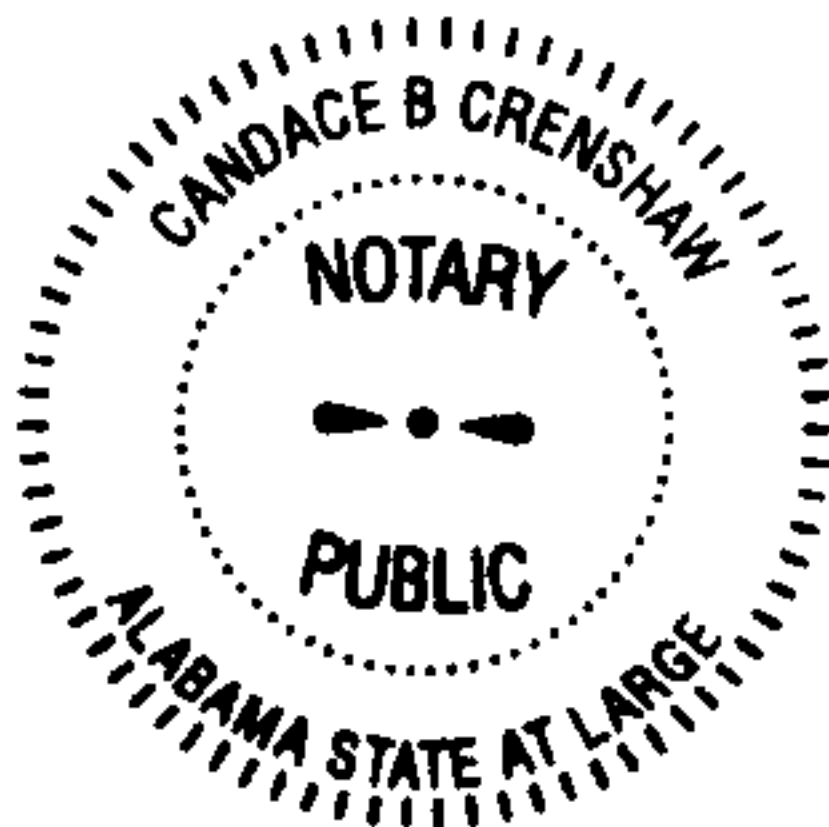
STATE OF ALABAMA
ST. CLAIR COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Harold Brent Lightsey and Catherine Tully Gibb-Lightsey, whose name(s) 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 conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8th day of February, 2018.

Candace B. Crenshaw
Notary Public

My Commission Expires: 10/05/2020



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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>Harold Brent Lightsey and</u>	Grantee's Name	<u>Steel Magnolia Homes LLC</u>
Mailing Address	<u>Catherine Tully Gibb-Lightsey</u>	Mailing Address	<u>601 Johnny's Cove</u>
	<u>745 Highway 231</u>		<u>Leeds, AL 35094</u>
	<u>Vincent, AL 35178</u>		
Property Address	<u>4741 Highway 83</u>	Date of Sale	<u>February 8, 2018</u>
	<u>Vincent, AL 35178</u>	Total Purchase Price	<u>\$ 30,000.00</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)

☐ 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 2/8/18

Print Harold Brent Lightsey

Sign

Harold Brent Lightsey

(Grantor/Grantee/Owner/Agent) circle one

Unattested

Verified by)



20180213000047160 3/3 \$22.00
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Form RT-1