

Send tax notice to:
Mitchell H. Ware
Jeannie M. Ware
204 SW 13th Ave
CAPE CORAL, FL 33991
TVL1800043

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

State of Alabama
County of Shelby

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Ten Thousand and 00/100 Dollars (\$110,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned John Tully, a married man whose mailing address is: 304 Woodbury Lane, Sterrett, AL 35147 (hereinafter referred to as "Grantors"), by Mitchell H. Ware and Jeannie M. Ware (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 Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 4 of the Estates of Forest Parks, as recorded in Map Book 27, at Page 6 in the Office of the Judge of Probate of Shelby County, Alabama.

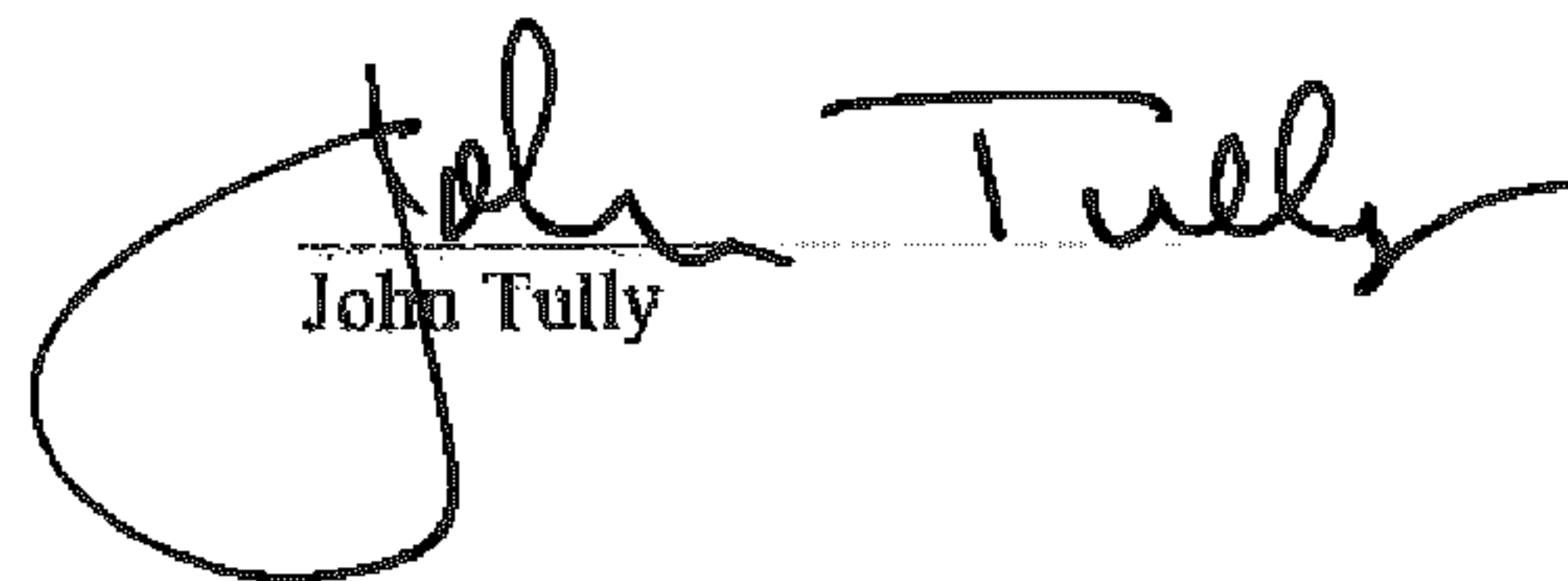
THIS IS NOT THE HOMESTEAD OF THE GRANTOR OR HIS SPOUSE.

SUBJECT TO: AD VALOREM TAXES DUE OCTOBER 01, 2016 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.
MINING AND MINERAL RIGHTS EXCEPTED.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

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 they are 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.

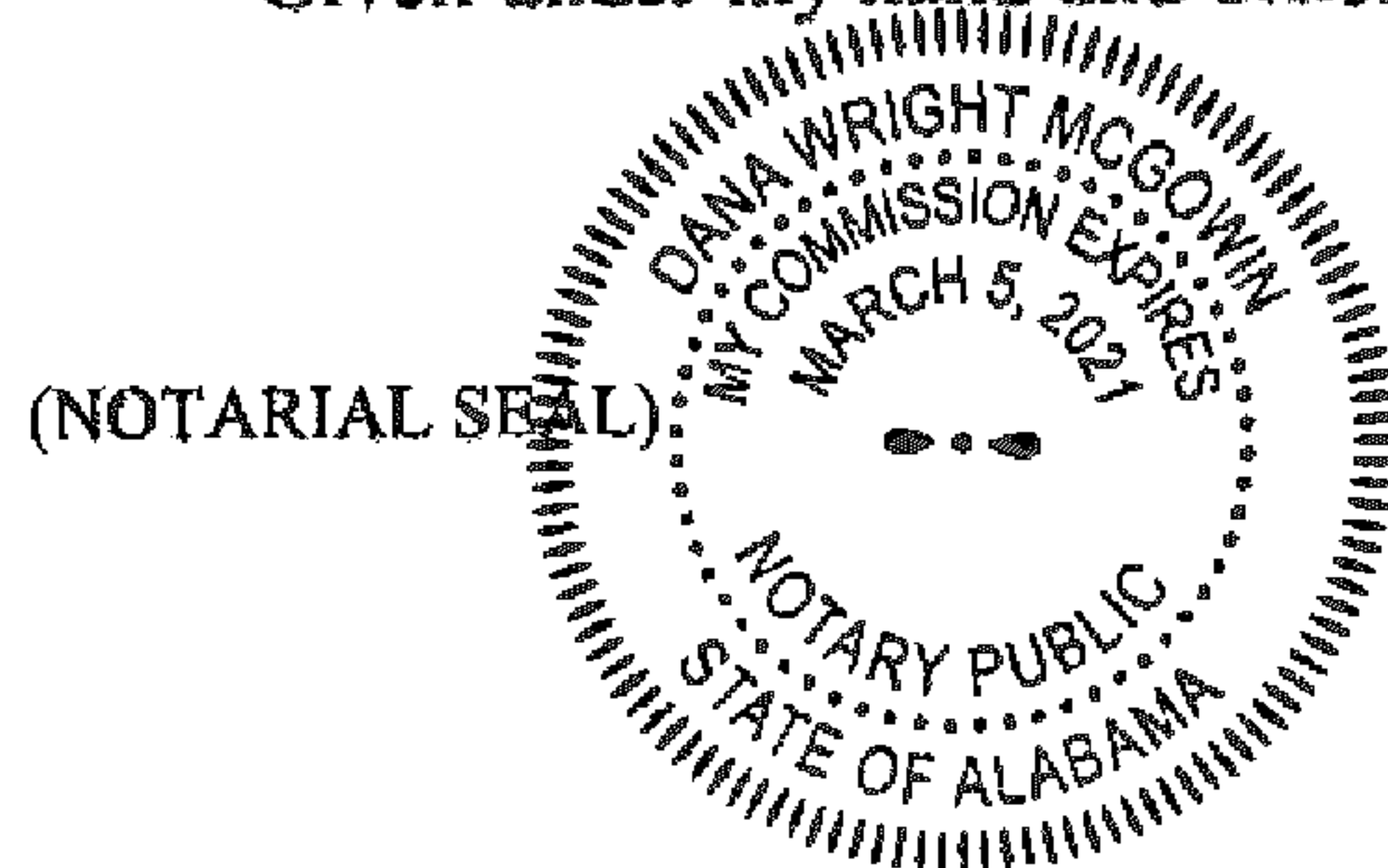
IN WITNESS WHEREOF, Grantors John Tully have hereunto set their signatures and seals on February 23, 2018.

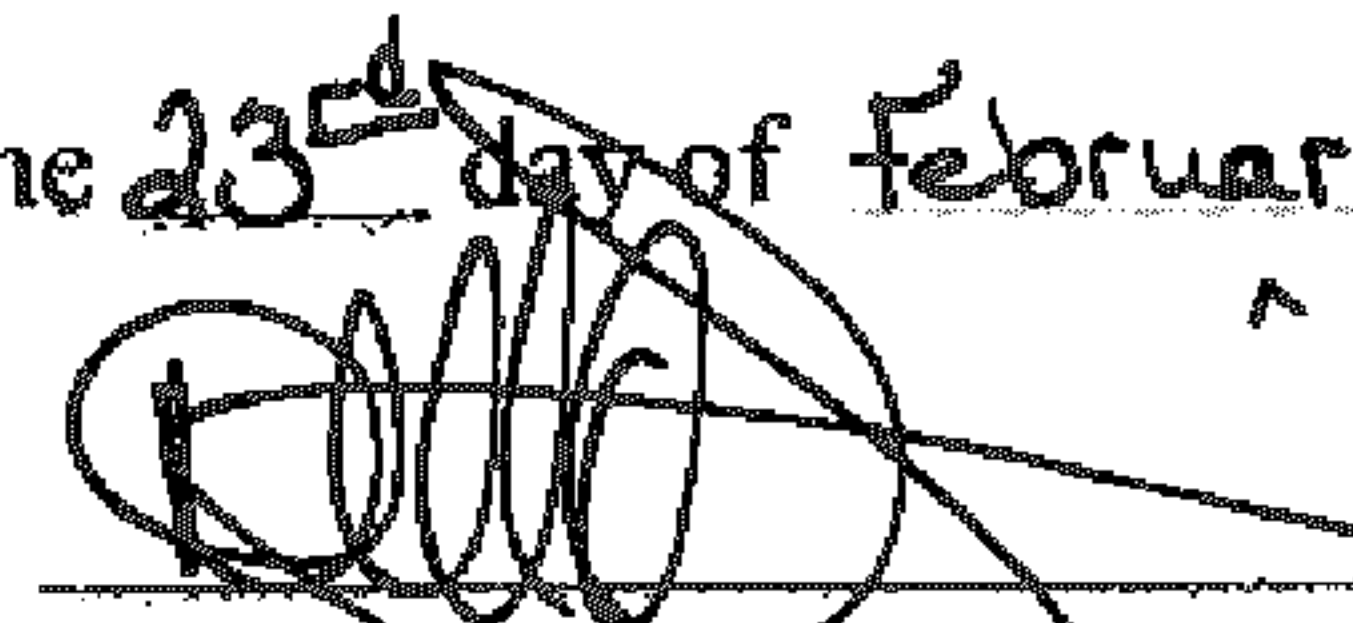

John Tully

STATE OF ALABAMA
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John Tully, whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 23rd day of February, 2018.




Notary Public
Print Name: Dana Wright McGowan
Commission Expires: 3/5/21

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>John Tully</u>	Grantee's Name	<u>Mitchell H. Ware</u>
Mailing Address	<u>304 Woodbury Lane</u>	Mailing Address	<u>Jeannie M. Ware</u>
	<u>Sterrett, AL 35147</u>		<u>204 SW 13th Ave</u>
			<u>Cape Coral, FL 33991</u>
Property Address	<u>304 Woodbury Lane</u>	Date of Sale	<u>2/23/2018</u>
	<u>Sterrett, AL 35147</u>	Total Purchase Price	<u>\$ 110,000.00</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 2-23-18

Print Michelle Earle

Sign [Signature]

Unattested

(verified by)

(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
02/27/2018 03:07:29 PM
\$151.00 CHERRY
20180227000063170

[Signature]