

This Instrument Was Prepared By:
Christopher R. Smitherman, Attorney At Law
Post Office Box 261
Montevallo, Alabama 35115
(205) 665-4357

Send Tax Notice:
Nathan Stamps
142 Calmont Woods Dr
Montevallo, AL 35115

STATE OF ALABAMA)
SHELBY COUNTY) **WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Fifty Thousand and 00/100 Dollars (\$50,000.00) and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Herman F. Lehman III (a married man), Susan L. Lehman (a married woman), Margaret P. Pepper, and Sarah E. Hogan** hereinafter called "Grantor," does hereby GRANT, BARGAIN, SELL AND CONVEY unto **Nathan Stamps, (a married man)**, hereinafter called "Grantee" in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama**, to-wit:

SEE EXHIBIT "A"

NOTE: SUBJECT PROPERTY IS NOT HOMESTEAD FOR GRANTORS.
Executed simultaneous with a Real Estate Mortgage (Purchase Money) in favor of Shirlie Mayfield in amount of Sixty Five Thousand (\$65,000.00)
SUBJECT TO ALL ITEMS OF RECORD.

TO HAVE AND TO HOLD to the said Grantee in fee simple forever, together with every contingent remainder and right of reversion.

The Grantor, does individually and for the heirs, executors, and administrators of the Grantor covenant with said Grantee and the heirs and assigns of the Grantee, that the Grantor is lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantor has a good right to sell and convey the said premises; that the Grantor and the heirs, executors, administrators of the Grantor shall warrant and defend the said premises to the Grantee and the heirs and assigns of the Grantee forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has executed this Deed and set the seal of the Grantor thereto on this date the 22 day of March, 2018 at 725 West St, Montevallo AL 35115.

GRANTOR

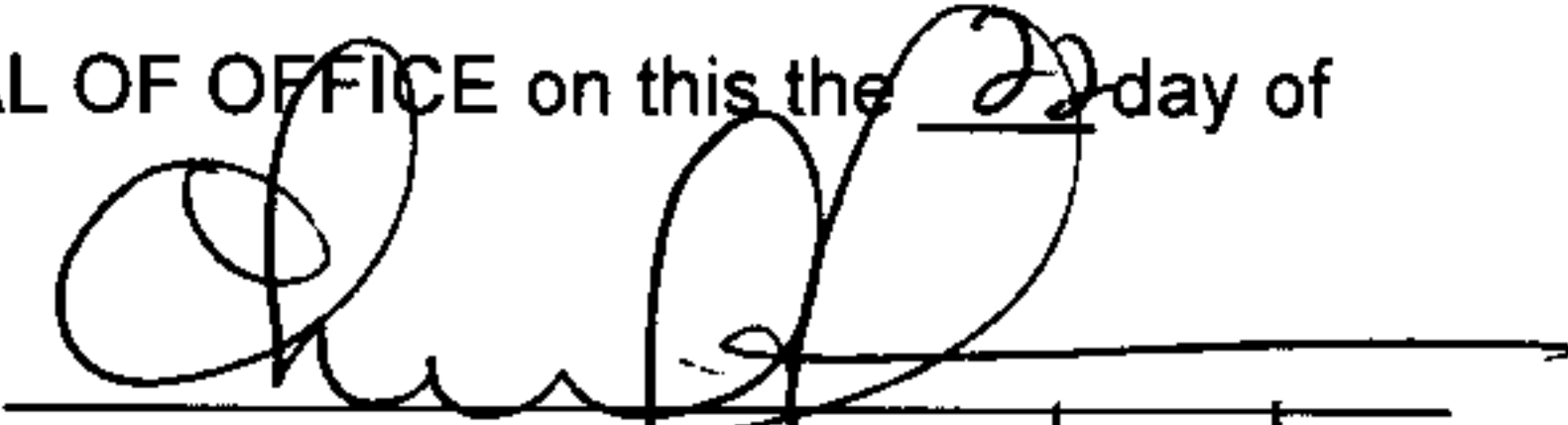

HERMAN F. LEHMAN III


20180327000100010 1/5 \$28.00
Shelby Cnty Judge of Probate, AL
03/27/2018 10:59:30 AM FILED/CERT

STATE OF ALABAMA)
Shelby COUNTY) **ACKNOWLEDGMENT**

I, Chris Smitherman, a Notary Public for the State at Large, hereby certify that the above posted name, HERMAN F. LEHMAN III, which is signed to the foregoing Deed, who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that said person executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 22 day of March, 2018.


NOTARY PUBLIC
My Commission Expires: 4/26/2026

GRANTOR


SUSAN L. LEHMAN

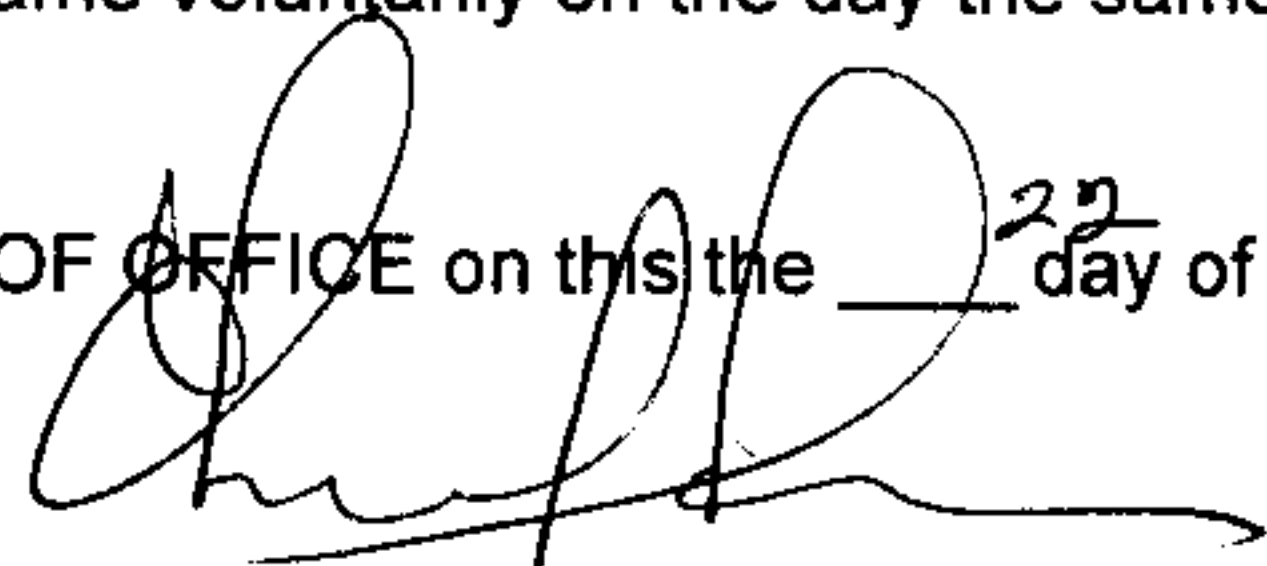
STATE OF ALABAMA

Shelby COUNTY

ACKNOWLEDGMENT

I, Chris Smithson, a Notary Public for the State at Large, hereby certify that the above posted name, SUSAN L. LEHMAN, which is signed to the foregoing Deed, who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that said person executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 22 day of March, 2018.


NOTARY PUBLIC

My Commission Expires: 4/26/2020

GRANTOR


MARGARET P. PEPPER

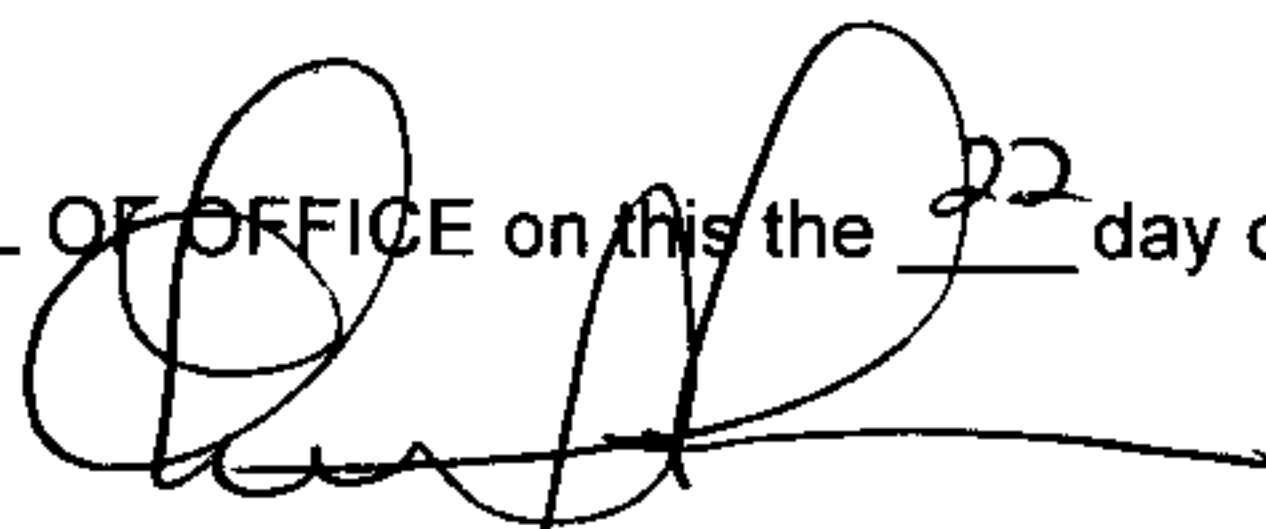
STATE OF Alabama

Shelby COUNTY

ACKNOWLEDGMENT

I, Chris Smithson, a Notary Public for the State at Large, hereby certify that the above posted name, MARGARET P. PEPPER, which is signed to the foregoing Deed, who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that said person executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 22 day of March, 2018.


NOTARY PUBLIC

My Commission Expires: 4/26/2020

GRANTOR


SARAH E. HOGAN



20180327000100010 2/5 \$28.00
Shelby Cnty Judge of Probate, AL
03/27/2018 10:59:30 AM FILED/CERT

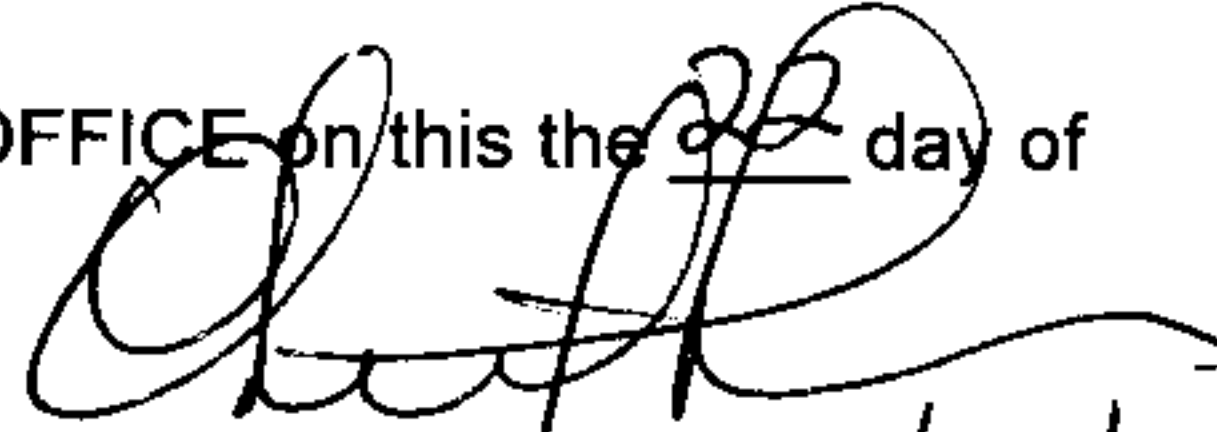
STATE OF Alabama

Shelby COUNTY

ACKNOWLEDGMENT

I, Chris Smithson, a Notary Public for the State at Large, hereby certify that the above posted name, SARAH E. HOGAN, which is signed to the foregoing Deed, who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that said person executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 22 day of
March, 2018.


NOTARY PUBLIC
My Commission Expires: 4/26/2020


20180327000100010 3/5 \$28.00
Shelby Cnty Judge of Probate AL
03/27/2018 10:59:30 AM FILED/CERT

A part of Lots 19 and 20, of the original plan of Montevallo, Alabama, beginning at a point on the Southeast side of Valley Street 133 feet and 2 inches northeast (Valley Street running perpendicular to Shelby Street and 56 degrees East of North) from the intersection of the Southeast side of Valley Street and the Northeast side of Shelby Street; thence run Northeast along said Valley Street 25 feet; thence run Southeast and perpendicular to Valley Street 150 feet; thence run Southwest and parallel to Valley Street 25 feet; thence run Northwest perpendicular to and toward Valley Street to the point of beginning.



20180327000100010 4/5 \$28.00
Shelby Cnty Judge of Probate, AL
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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 Herman F. Lehman III
Mailing Address Same

Grantee's Name Nathan Stamps
Mailing Address 142 Calmont Woods Dr
Montevallo AL 35115

Property Address 630 Valley St
Montevallo AL 35115

Date of Sale 3/22/2018
Total Purchase Price \$ 50000
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
☒ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other

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 03/22/2018

Unattested

(verified by)

Print

Sign

Christopher R. Smithmen

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

20180327000100010 5/5 \$28.00
Shelby Cnty Judge of Probate, AL
03/27/2018 10:59:30 AM FILED/CERT