

This instrument prepared by:
R. Timothy Estes, Esq.
Estes Closings, LLC
2188 Parkway Lake Drive, Ste. 101
Hoover, Alabama 35244

Send Tax Notice To:
Nick & Lindsay Tyrie
279 Polo Downs
Chelsea, AL. 35043

WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF SHELBY)

That in consideration of the sum of **One Hundred Seventy Eight Thousand and 00/100 Dollars (\$178,000.00)** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, I/we,

Heather Russell and Brad Russell, Wife and Husband
(herein referred to as GRANTORS) do grant, bargain, sell and convey unto

Lindsay Tyrie and Nick Tyrie
(herein referred to as GRANTEES) the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 124, ACCORDING TO THE SURVEY OF POLO CROSSINGS, SECTOR I, AS RECORDED IN MAP BOOK 39, PAGE 41, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Subject to: Current taxes, conditions, covenants, easements, restrictions and rights of way of record.

\$178,000.00 of the consideration was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described unto the said GRANTEE, their heirs and assigns, forever.

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

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and 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, the said GRANTORS, have hereunto set their signatures and seals, this the 2nd day of April, 2018.



HEATHER RUSSELL



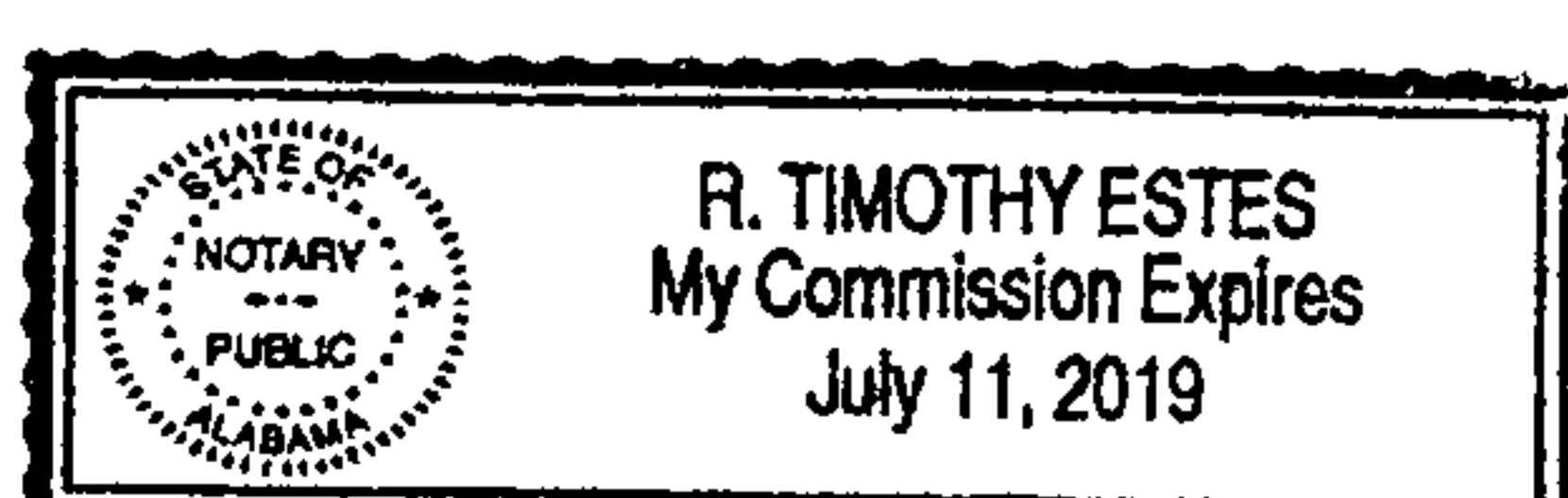
BRAD RUSSELL

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Heather Russell and Brad Russell, whose names 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 2nd day of April, 2018



Notary Public - R. Timothy Estes
My Commission Expires: 07/11/19

Real Estate Sales Validation Form

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

Grantor's Name	Heather Russell and Brad Russell	Grantee's Name	Nick Tyrie and Lindsay Tyrie
Mailing Address	279 Polo Downs Chelsea, AL 35043	Mailing Address	279 Polo Downs Chelsea, AL 35043
Property Address	279 Polo Downs Chelsea, AL 35043	Date of Sale	April 2, 2018
		Total Purchase Price	\$178,000.00
		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	☐ 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	April 2, 2018	Print	Heather Russell
Unattested		Sign	Heather Russell
	(verified by)		(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
04/04/2018 11:12:52 AM
\$19.00 CHERRY
20180404000111530

James W. Fuhrmeister