

Send tax notice to:
Kyler C. Orndoff
457 Tocoa Road
Helena, AL 35080

PEL1800168
This instrument prepared by:
Stewart & Associates, P.C./S. Kent Stewart
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

STATE OF ALABAMA
Shelby COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Thirty One Thousand and 00/100 Dollars (\$131,000.00) in hand paid to the undersigned, **Annie E. Bryant** ^{*an unmarried woman} (hereinafter referred to as "Grantor"), by **Kyler C. Orndoff** (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 19, according to the Survey of Tocoa Parc Subdivision, Phase 2, as recorded in Map Book 25, Page 79, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:
ADVALOREM TAXES DUE OCTOBER 01, 2018 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS
OF RECORD.

Annie Elizabeth Bryant, Elizabeth Bryant and Elizabeth Deaver Bryant are one and the same person as Annie E. Bryant, Grantee in that certain deed recorded in Instrument No 20051003000514730 in the Probate Office of Shelby County, Alabama.

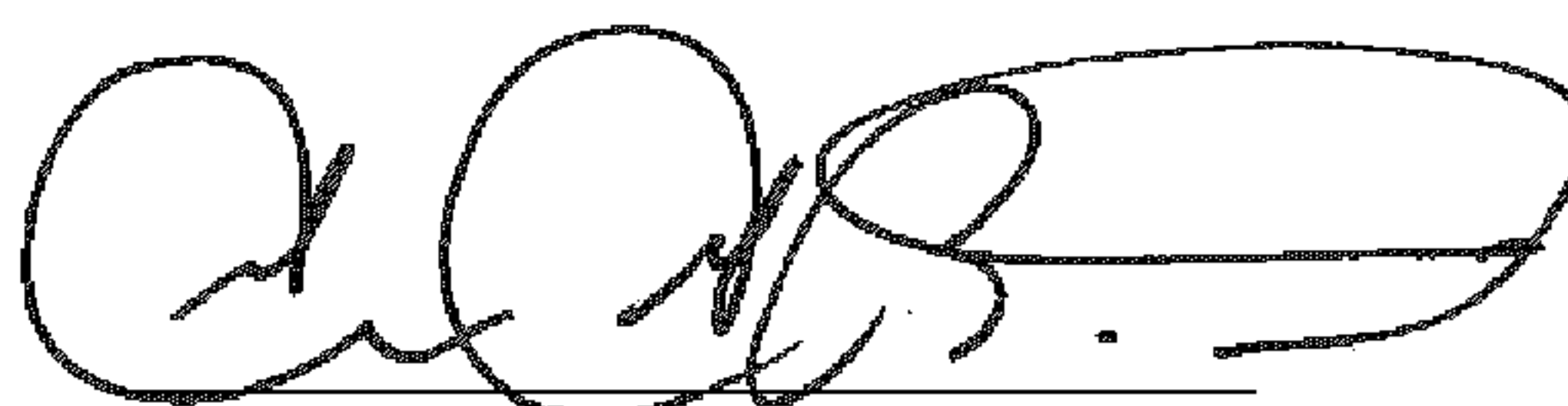
Annie E. Bryant is the surviving Grantee in that certain deed recorded in Instrument No 20051003000514730; the other Grantee Leroy F. Bryant, having died on or about the 7th day of June, 2006.

\$125,959.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

The Grantor does for herself, her heirs and assigns, covenant with Grantee, his heirs, executors, administrators and assigns, that she is lawfully seized in fee simple of said premises; that it is free from all encumbrances except as noted above; that she has a good right to sell and convey the same as aforesaid; and that she will, and her heirs, executors, administrators shall warrant and defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims of all persons.

TO HAVE AND TO HOLD to Grantee, his heirs, executors, administrators and assigns forever.

IN WITNESS WHEREOF, Grantor has set her signature and seal on this the 22nd day of March, 2018



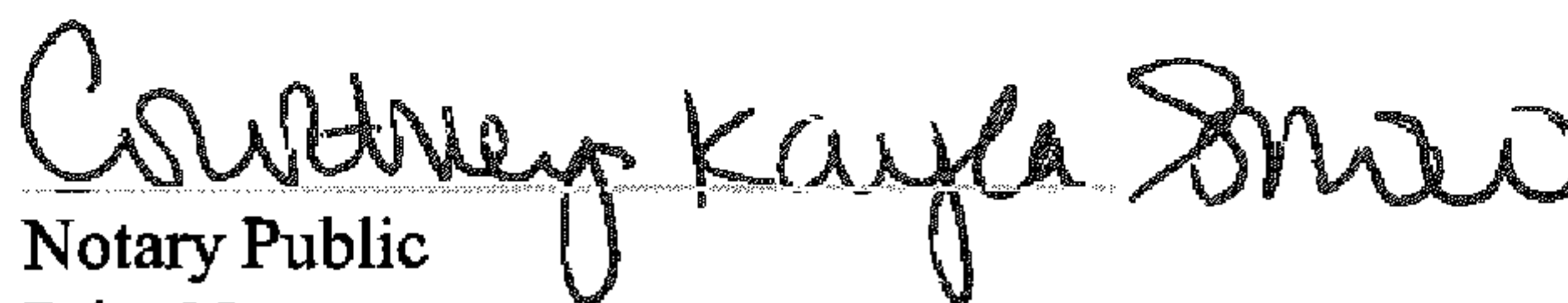
Annie E. Bryant by her attorney in fact,
Gregory G. Bryant

STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Gregory G. Bryant whose name as attorney in fact for Annie E. Bryant, an unmarried woman is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he in his capacity as such attorney in fact and with full authority executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this, the 22nd day of March, 2018.

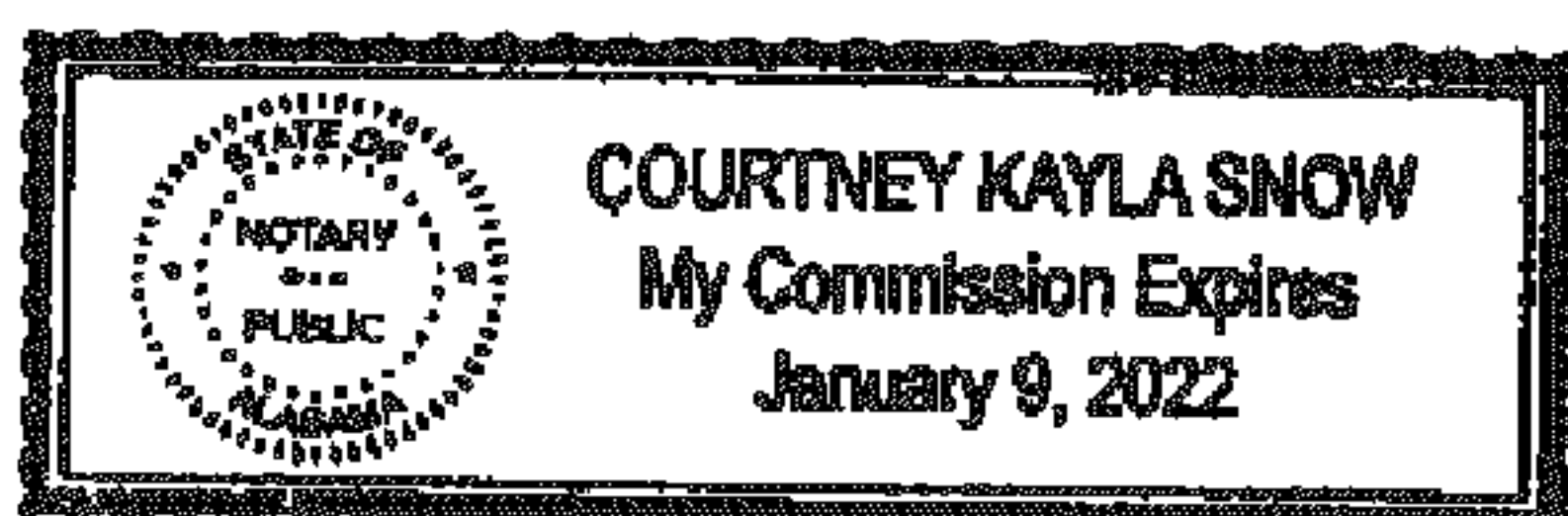
(Notary Seal)



Notary Public

Print Name:

Commission Expires:



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>Annie E. Bryant</u>	Grantee's Name	<u>Kyler C. Orndoff</u>
Mailing Address	<u>636 Mask Road</u>	Mailing Address	<u>457 Tocoa Road</u>
	<u>Brooks, GA 30205</u>		<u>Helena, AL 35080</u>
Property Address	<u>457 Tocoa Road</u>	Date of Sale	<u>3/22/18</u>
	<u>Helena, AL 35080</u>	Total Purchase Price	<u>\$ 131,000.00</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
☒ 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 3/22/18

Print Courtney Snow

Unattested

Sign

(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
 04/04/2018 11:55:57 AM
 \$26.50 CHERRY
 20180404000111730

[Signature]