

This instrument prepared by:
Rosalie Doggett
3170 Highway 31 South
Pelham, AL 35124

SEND TAX NOTICE TO:
Susan Birket
1416 Adams Street
Pelham, AL 35124

20180405000113110
04/05/2018 11:46:28 AM
DEEDS 1/2

GENERAL WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred Seventy-Nine Thousand Nine Hundred And No/100 Dollars (\$179,900.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Steven M. Landrum and Angela D. Landrum, husband and wife, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Susan Birket (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama:

Lot 15, Block 3, according to the survey of Brookfield, Second Sector, as recorded in Map Book 6, Page 16, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

Subject to a third party mortgage in the amount of \$176,641.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on March 30, 2018.


Steven M. Landrum


Angela D. Landrum

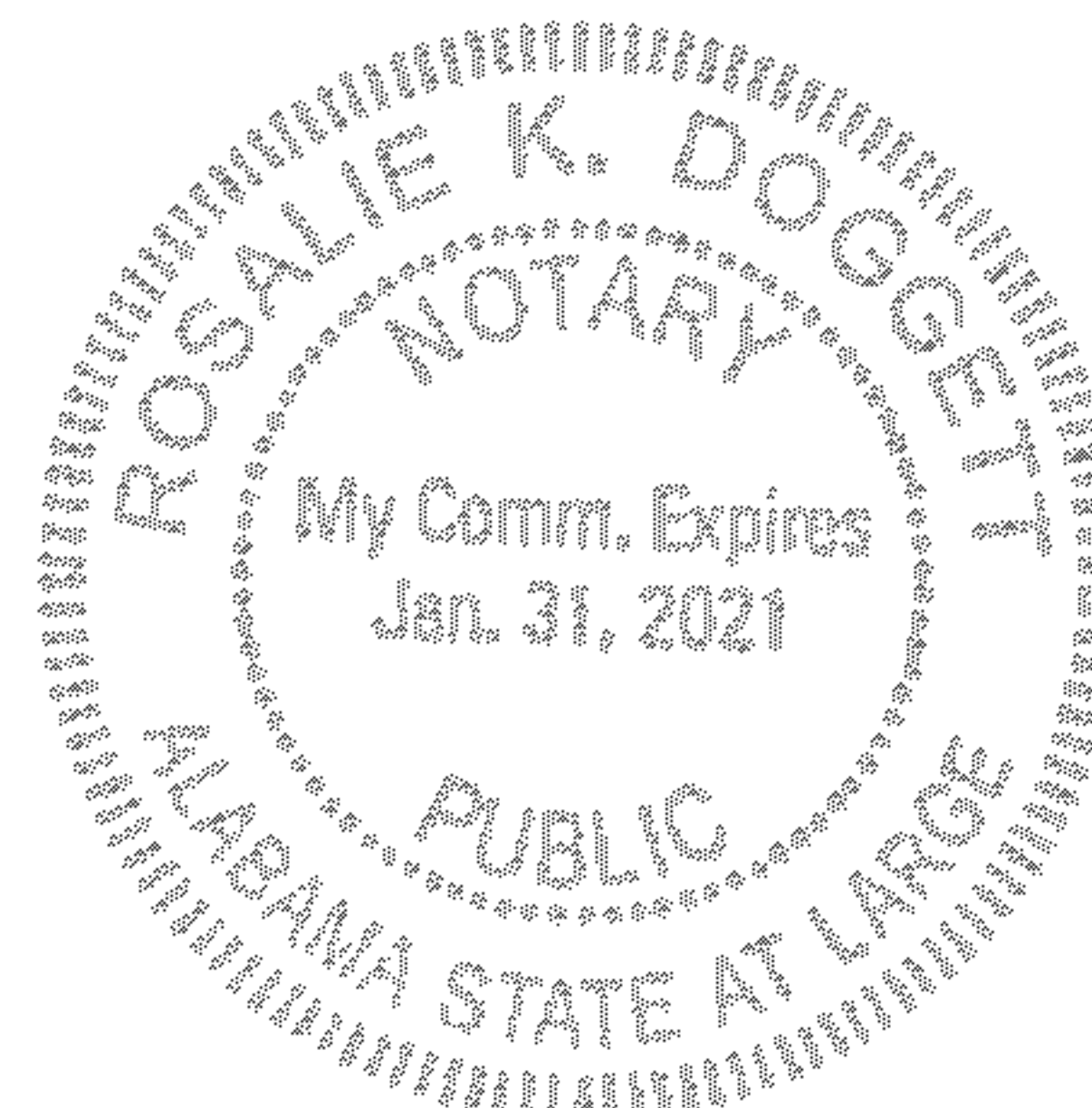
STATE OF Alabama
COUNTY OF SHELBY

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

Given under my hand and official seal on this 30 day of March, 2018.


Notary Public

My commission expires: 1/31/21



Real Estate Sales Validation Form
 This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	Steven M. Landrum and Angela D. Landrum	Grantee's Name	Susan Birket
Mailing Address	1416 Adams Street Pelham, AL 35124	Mailing Address	1416 Adams Street Pelham, AL 35124
Property Address	1416 Adams Street Pelham, AL 35124	Date of Sale	March 30, 2018
		Total Purchase Price	\$179,900.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other: _____
<input checked="" type="checkbox"/> 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 - Steven M. Landrum and Angela D. Landrum, 1416 Adams Street, Pelham, AL 35124.

Grantee's name and mailing address - Susan Birket, 1416 Adams Street, Pelham, AL 35124.

Property address - 1416 Adams Street, Pelham, AL 35124

Date of Sale - March 30, 2018.

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: March 30, 2018

Sign 
 Agent



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 04/05/2018 11:46:28 AM
 \$21.50 CHERRY
 20180405000113110

