

20180419000130900
04/19/2018 07:55:25 AM
DEEDS 1/2

SEND TAX NOTICE TO:
Delandon D. Peebles, Crystal M. Peebles
and Rodney Keith Pham, Sr.
272 Waterstone Court
Montevallo, Alabama 35115

This instrument was prepared by
Shannon E. Price, Esq.
Kudulis, Reisinger & Price, LLC
P. O. Box 653
Birmingham, AL 35201

CORPORATION FORM STATUTORY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF Shelby

That in consideration of **Two Hundred Eighteen Thousand Six Hundred Seventy Five dollars & no cents (\$218,675.00)** to the undersigned grantor, **D.R. Horton, Inc.** A corporation, in hand paid by **Delandon D. Peebles, and spouse Crystal M. Peebles**, hereinafter, Grantee(s) the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto the said Grantee(s) the following described real estate, situated in **Shelby County, Alabama**, towit:

Lot 78, according to the Survey of Waterstone Phase 4, as recorded in Map Book 48, Page 61 in the Probate Office of Shelby County, Alabama.

\$174,940.00 of the Purchase Price is being paid by a Mortgage being recorded simultaneously herewith.

This property is sold as is and Grantor only warrants title from the time Grantor obtained title until the date Grantor conveys its interest in the aforesaid property to the Grantee.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

TO HAVE AND TO HOLD To the said Grantee(s) his/her/their heirs and assigns forever.

IN WITNESS WHEREOF, the said Grantor by its **Assistant Secretary**, who is authorized to execute this conveyance, has hereto set its signature and seal, this **April 17, 2018**.

ATTEST:

D.R. Horton, Inc.

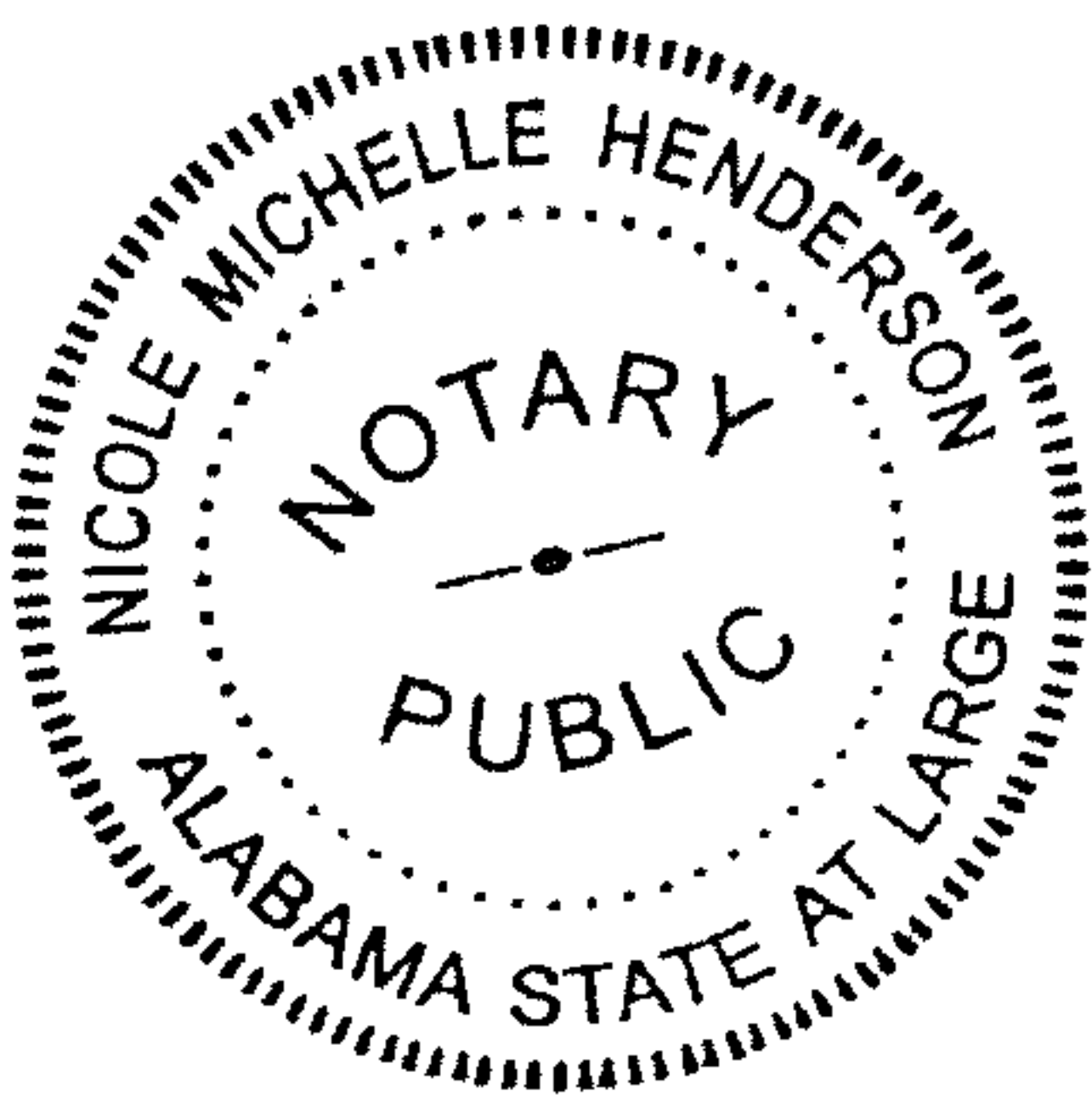
By: *Brenda L. Gibson*
Brenda L. Gibson
Assistant Secretary

STATE OF Alabama
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Brenda L. Gibson** whose name as **Assistant Secretary**, of **D.R. Horton, Inc.**, a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 17th day of April, 2018.

Nicole Michelle Henderson
Notary Public.
(Seal)
My Commission Expires: 3/30/22



CORPORATION FORM WARRANTY DEED

Real Estate Sales Validation Form

This Document must be filled in accordance with Code of Alabama 1975, Section 40- 22-1 (h)

Grantor's Name	D.R. Horton, Inc.	Grantee's Name	Delandon D. Peebles, Crystal M. Peebles and Rodney Keith Pham, Sr.
Mailing Address		Mailing Address	272 Waterstone Court Montevallo, Alabama 35115
Property Address	272 Waterstone Court, Montevallo, Alabama 35115	Date of Sale	04/17/2018
		Total Purchase Price	\$218,675.00
		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 proeprty, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraisaer of the assessor's curreny 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 responsibiliy of valuing proeprty 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 04-17-2018

Print D.R. Horton, Inc.

Unattested

[Signature]
(verified by)

Sign

[Signature]
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
04/19/2018 07:55:25 AM
\$237.00 CHERRY
20180419000130900

[Signature]