

20180425000140050  
04/25/2018 03:20:58 PM  
DEEDS 1/3

Send tax notice to:  
Steven W. Gladstone & Diana M. Gladstone  
100 Legacy Parc Drive  
Pelham, AL 35124  
PEL1800223

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

State of Alabama  
County of Shelby

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Thirty Thousand and 00/100 Dollars (\$330,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned **Gerald L LeBlanc and Miranda C LeBlanc, Husband and Wife whose mailing address is:** 2260 Rampart St. Beaumont, TX 77705 (hereinafter referred to as "Grantors"), by **Steven W Gladstone and Diana M Gladstone** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 1, according to the Survey of Legacy Parc, as recorded in Map Book 27, Page 9, in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2018 AND THEREAFTER.  
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.  
MINING AND MINERAL RIGHTS EXCEPTED.

\$313,500.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that it is free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, 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, Grantors Gerald L LeBlanc and Miranda C LeBlanc have hereunto set their signatures and seals on April 20, 2018.

  
Gerald L LeBlanc

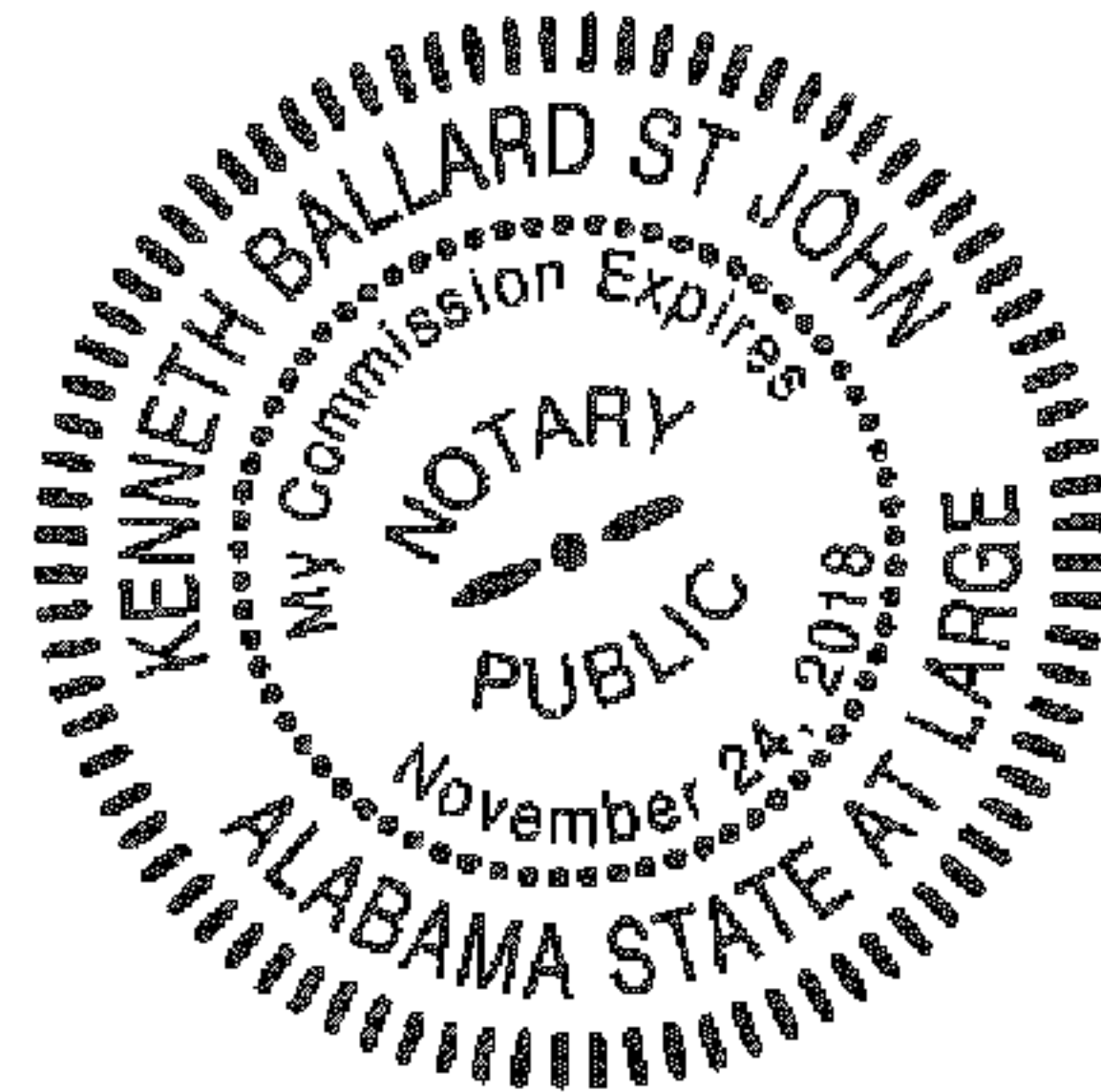
  
Miranda C LeBlanc


STATE OF ALABAMA  
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Gerald L LeBlanc and Miranda C LeBlanc, Husband and Wife, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 20<sup>th</sup> day of April, 2018.

(NOTARIAL SEAL)



  
Notary Public  
Print Name: Kenneth Ballard St John  
Commission Expires: 11/24/2018

## Real Estate Sales Validation Form

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

Grantor's Name	Gerald L. LeBlanc	Grantee's Name	Steven W. Gladstone
Mailing Address	Miranda C. LeBlanc	Mailing Address	Diana M. Gladstone
	2260 Rampart St.		100 Legacy Parc Drive
	Beaumont, TX 77705		Pelham, AL 35124
Property Address	100 Legacy Parc Drive	Date of Sale	4/20/18
	Pelham, AL 35124	Total Purchase Price	\$ 330,000.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input 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 - 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).

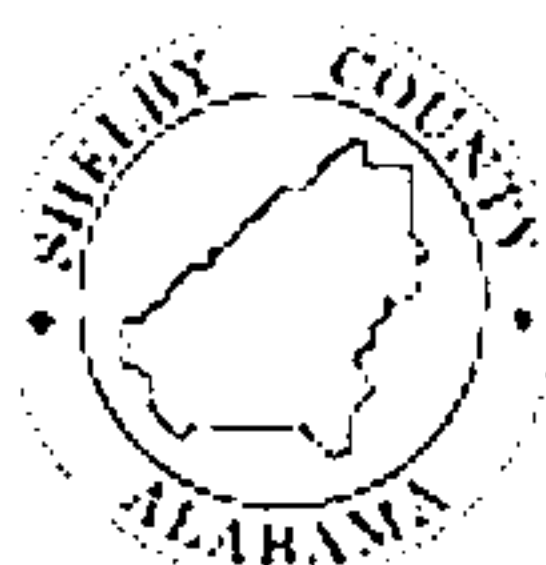
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 4/20/18Print Courtney SnowUnattestedSign Courtney Snow

(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  
 04/25/2018 03:20:58 PM  
 \$37.50 CHERRY  
 20180425000140050