This instrument was prepared by: David P. Condon David P. Condon, P.C. 100 Union Hill Drive Ste. 200 Birmingham, AL 35209

Send tax notice to: DEEDS 1/2 Shawnkitta Moore 369 Hwy 206 Montevallo, AL 35115

WARRANTY DEED

STATE OF ALABAMA)

Shelby COUNTY)

KNOW ALL MEN BY THESE PRESENTS

That in consideration of One Hundred Four Thousand and 00/100 Dollars (\$104,000.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged,

Greater Birmingham Habitat for Humanity, Inc.

(hereinafter referred to as "Grantor") does grant, bargain, sell and convey unto

Shawnkitta Moore

(hereinafter referred to as "Grantee") the following described real estate situated in Shelby County, Alabama to-wit:

Lot 1, according to the Survey of New Hope Village Sector Two, as recorded in Map Book 40, Page 19, in the Probate Office of Shelby County, Alabama.

\$101,230.58 of the proceeds come from a mortgage recorded simultaneously herewith.

Subject to:

- 2018 ad valorem taxes not yet due and payable;
- all mineral and mining rights not owned by the Grantor; and
- all easements, rights-of-way, restrictions, covenants and encumbrances (3)of record.

During such time as the property described herein is used for a purpose for which assistance under the Housing Opportunity Program Extension Act of 1996, P.L. 104-120, was provided or for another purpose involving the provision of similar services or benefits, then no person having an interest in this property shall refuse services for or accommodation or other benefits to any person with respect to the property on account of the person's race, color or national origin or otherwise engage in discrimination conduct of any kind on account of a person's race, color or national origin with respect to the property. This covenant shall run with the land.

TO HAVE AND TO HOLD unto Grantee, her heirs and assigns, forever.

And Grantor does for itself and for its successors and assigns covenant with Grantee, her heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to Grantee, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set its seal by its authorized representative, Charles Moore, on March 22, 2018.

Seller

Greater Birmingham Habitat for Humanity, Inc.

Charles Moore

ITS: President & CEO

BY:

STATE OF ALABAMA

JEFFERSON COUNTY

I, the undersigned Notary Public in and for said County, in said State, hereby certify that Charles Moore as President & CEO of Greater Birmingham Habitat for Humanity, Inc. whose name 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 and with full authority as such President & CEO, he executed the same voluntarily on ne same bears date.

Given under my transland official seal on this March 22, 2018. the day the same bears date.

Notary Public:

My Commission Expires:

Real Estate Sales Validation Form

This Do	ocument must be filed in accordan	ce with Code of Alabama 19	Sp. Section 40-22-1 Shawn Kada Mance
Grantor's Name Mailing Address	worker Bremmen	Grantee's Name Mailing Address	
	Alwantey Lac.		Navverauo, Al.
			13010
Property Address	369 HWY 206	Date of Sale	
	Montealo. H	Total Purchase Price or	\$ 1024,000,00
·	3515	Actual Value	\$
		or Assessor's Market Value	\$
evidence: (check one Bill of Sale Sales Contract Closing Stateme	or actual value claimed on this e) (Recordation of documents	form can be verified in that ary evidence is not required. Appraisal Other	ed)
above, the filing of the	his form is not required.	inon contains all of the re-	quaed intomitation referenced
Grantor's name and to property and their	Ins mailing address - provide the current mailing address.	tructions name of the person or pe	rsons conveying interest
Grantee's name and to property is being	mailing address - provide the conveyed.	name of the person or p	ersons to whom interest
Property address - the	he physical address of the pro	perty being conveyed, if a	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.			
conveyed by the ins	property is not being sold, the strument offered for record. This or the assessor's current market	is may be evidenced by a	n appraisal conducted by a
excluding current us responsibility of value	ed and the value must be dete se valuation, of the property as uing property for property tax p f Alabama 1975 § 40-22-1 (h).	determined by the local urposes will be used and	ate of fair market value, official charged with the the taxpayer will be penalized
accurate. I further u	inderstand that any false state	ments claimed on this for	ed in this document is true and may result in the imposition of the factor of the imposition of the im
Unattested	·	ign Den Bar	and
	(verified by)	(Grantor/Grant	ee/Owner/Agent/ circle one
			Form RT-1

20180427000143550 04/27/2018 02:47:41 PM DEEDS 2/2



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
04/27/2018 02:47:41 PM
\$122.00 CHARITY

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