

20180503000149760
05/03/2018 07:55:59 AM
DEEDS 1/3

Send tax notice to:
Jonathan Neal Nelson and Anna Snow Nelson
748 Forest Lakes Drive
Sterrett, AL 35147
PEL1800198

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 One Hundred Sixty Five Thousand and 00/100 Dollars (\$165,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned Lauren Roland Lacy and Andrew Lacy, Wife and Husband, whose mailing address is: 1044 Kingston Road Chelsea AL 35043 (hereinafter referred to as "Grantors"), by Jonathan Neal Nelson and Anna Snow Nelson (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 405 according to the Survey of Forest Lakes, Sector 5, as recorded in Map Book 34, Page 122A, 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.
MINING AND MINERAL RIGHTS EXCEPTED.

\$166,666.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

Lauren Roland Lacy is one and the same person as Lauren Kristen Roland, Grantee in that certain deed recorded in Instrument Number 20060301000096520 in the Probate Office of Shelby County, Alabama.

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 Lauren Roland Lacy and Andrew Lacy have hereunto set their signatures and seals on April 27, 2018.

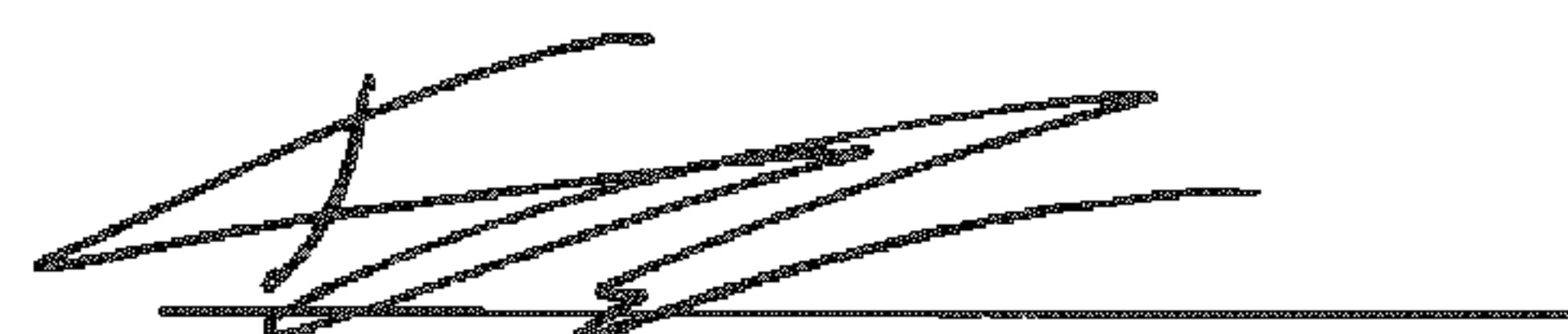

Lauren Roland Lacy


Andrew Lacy

STATE OF ALABAMA
COUNTY OF SHELBY

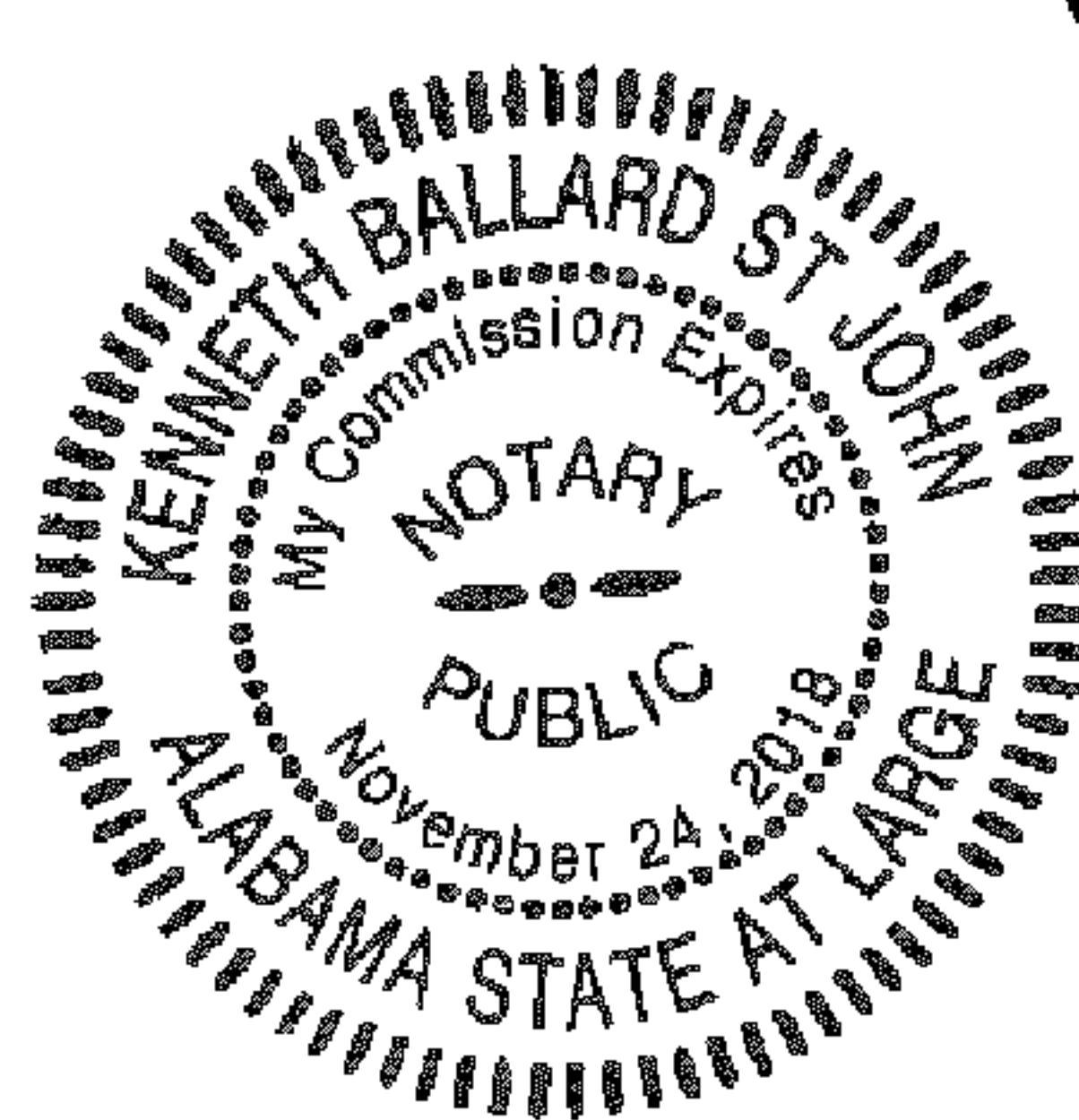
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Lauren Roland Lacy and Andrew Lacy, Wife and Husband, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of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

Given under my hand and official seal this the 27th day of April, 2018.



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

(NOTARIAL SEAL)



Real Estate Sales Validation Form

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

Grantor's Name Lauren Roland Lacy
 Mailing Address Andrew Lacy
1044 Kingston Road
Chelsea, AL 35043

Grantee's Name Jonathan Neal Nelson
 Mailing Address Anna Snow Nelson
748 Forest Lakes Drive
Sterrett, AL 35147

Property Address 748 Forest Lakes Drive
Sterrett, AL 35147

Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 05/03/2018 07:55:59 AM
 \$22.00 CHERRY
 20180503000149760



Date of Sale 4/27/18
 Total Purchase Price \$ 165,000.00
 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)

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 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 4/27/18

Print Courtney Snow

Unattested

Sign Courtney Snow

(verified by)

(Grantor/Grantee/Owner/Agent) circle one