

This instrument prepared by:

Name: Michael J Fotheringham Jr.
Address: 5190 S. Shades Crest Rd
Helena, AL 35022

Send tax notice to:

Name: Michael J Fotheringham Jr.
Address: 5190 S. Shades Crest Rd
Helena, AL 35022

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of the sum of
FIVE HUNDRED AND NINETEEN THOUSAND AND 00/100 DOLLARS (\$ 519,000.00)
in hand paid to NATHANIEL FOTHERINGHAM an unmarried individual residing at 2451
S. Timberline Rd. #5-205, County of Larimer, City of Fort Collins, State of Colorado
(hereinafter known as the "Grantor(s)") hereby grants, bargains, and sells to MICHAEL
JAMES FOTHERINGHAM JR and KRISTALYN FOTHERINGHAM, Husband and Wife
residing at 5190 S. Shades Crest Rd, County of Shelby, City of Helena, State of Alabama
(hereinafter known as the "Grantee(s)") the following described real estate, situated in
Shelby County, Alabama to-wit:

LOT 3A & 3B, ACCORDING TO THE RESURVEY OF LOT 3, CARTER'S ADDITION TO
SOUTH SHADES CREST AS RECORDED IN MAP BOOK 37, PAGE 18, IN THE
JUDGE OF PROBATE OFFICE, SHELBY COUNTY: SAID POINT BEING A FOUND
CAP REBAR; THENCE RUN S 51 DEGREES 13' 02' W ALONG THE NORTHERLY
LINE OF LOT 3B FOR 296.36 FEET TO A FOUND CAP REBAR; SITUATED ON THE
WEST LINE OF THE NW ¼ OF THE SE ¼ OF SECTION 28, TOWNSHIP 20 SOUTH,
RANGE 4 WEST; THENCE RUN N 2 DEGREES 57' 29' W, ALONG SAID WEST LINE
OF SAID 1/4-1/4 FOR 360.24 FEET TO A SET ½" REBAR; THENCE RUN S 55
DEGREES 05' 59" E FOR 304.35 FEET TO THE POINT OF BEGINNING.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2017 WHICH
CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL
OCTOBER 1, 2018
2. TITLE TO ALL OIL, GAS AND MINERALS WITHIN AND UNDERLYING THE
PREMISES, TOGETHER WITH ALL OIL AND MINING RIGHTS AND OTHER
RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, TOGETHER
WITH ANY RELEASE OF LIABILITY FOR INJURY OR DAMAGE TO PERSONS
OR PROPERTY AS A RESULT OF THE EXERCISE OF SUCH RIGHTS.
3. SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS (DELETING
THEREFROM, AND RESTRICTIONS INDICATING ANY PREFERENCE,

Shelby County, AL 05/04/2018
State of Alabama
Deed Tax: \$519.00


20180504000153090 1/3 \$540.00
Shelby Cnty Judge of Probate, AL
05/04/2018 02:27:34 PM FILED/CERT

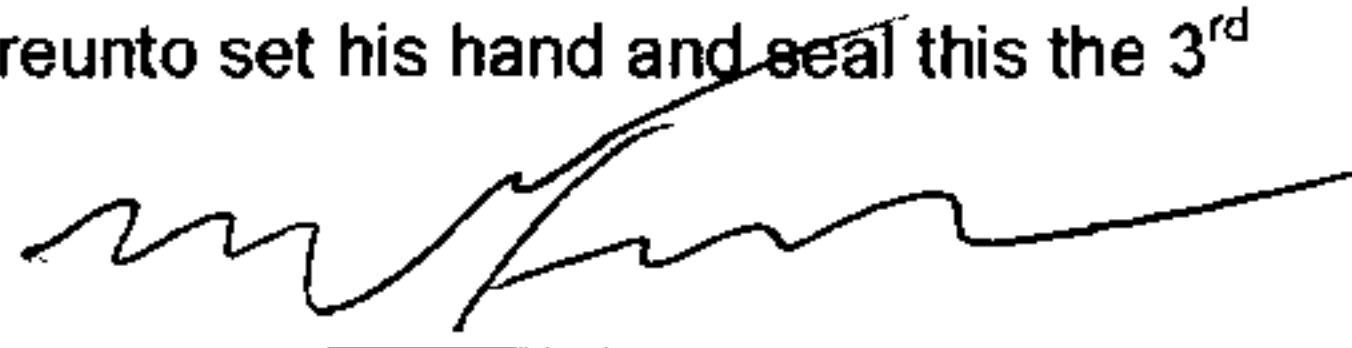
LIMITATION, OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILY STATUS OR NATIONAL ORIGIN) AS SET FORTH IN THE DOCUMENT RECORDED IN INST. NO. 1996-17480, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA

4. EASEMENTS AND BUILDING LINES AS SHOWN ON RECORDED MAP.
5. RIPARIAN AND OTHER RIGHTS CREATED BY THE FACT THAT SUBJECT PROPERTY LINES ADJACENT TO A POND.

\$0.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, it's successors and assigns forever. The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantee, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set his hand and seal this the 3rd day of May, 2018.



Nathaniel J Fotheringham

STATE OF COLORADO)

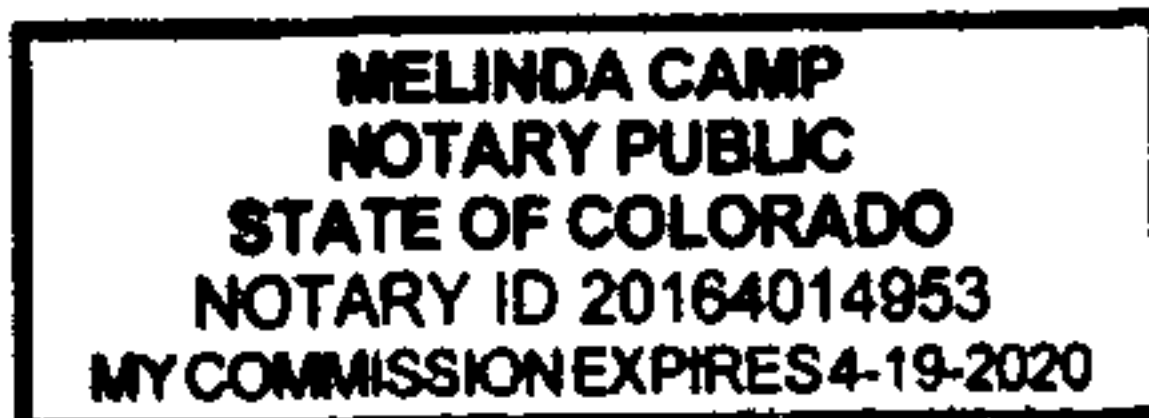
COUNTY OF LARIMER)

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

Given under my hand this 3 day of May, 2018.


Notary Public

My Commission Expires: 4/19/20


20180504000153090 2/3 \$540.00
Shelby Cnty Judge of Probate: AL
05/04/2018 02:27:34 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Nathaniel Fotheringham
Mailing Address 2451 S. Timberline Rd. #5-205
Fort Collins, CO80525

Grantee's Name Michael & Kristal Fotheringham
Mailing Address 5190 S. Shades Crest Rd
Helena, AL 35022

Property Address 5190 S. Shades Crest Rd
Helena, AL 35022
Parcel#:12 8 28 0 000 013.008
Parcel#:12 8 28 0 000 013.009

Date of Sale 1/1/2018
Total Purchase Price \$519,000.00
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
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other

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 5/4/2018

Print Michael Fotheringham

Unattested

20180504000153090 3/3 \$540.00
Shelby Cnty Judge of Probate, AL
05/04/2018 02:27:34 PM FILED/CERT

Sign



(Grantor Grantee Owner/Agent) circle one

Form RT-2