

Send tax notice to:
Russell L. Hardy and Rose M. Hardy
223 Grande View Parkway
Maylene, AL 35114
PEL1800272

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 Two Hundred Forty One Thousand and 00/100 Dollars (\$241,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned **Cindy Cessna and Brian Lamp, Wife and Husband**, whose mailing address is: **2025 Hunters Creek Lane, Rock Hill, SC 29732** (hereinafter referred to as "Grantors"), by **Russell L. Hardy and Rose M. Hardy** (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 715, according to the Survey of Grande View Estates Givianpour Addition to Alabaster, 7th Addition, as recorded in Map Book 21, Page 134, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2017 AND THEREAFTER.

BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

\$192,800.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

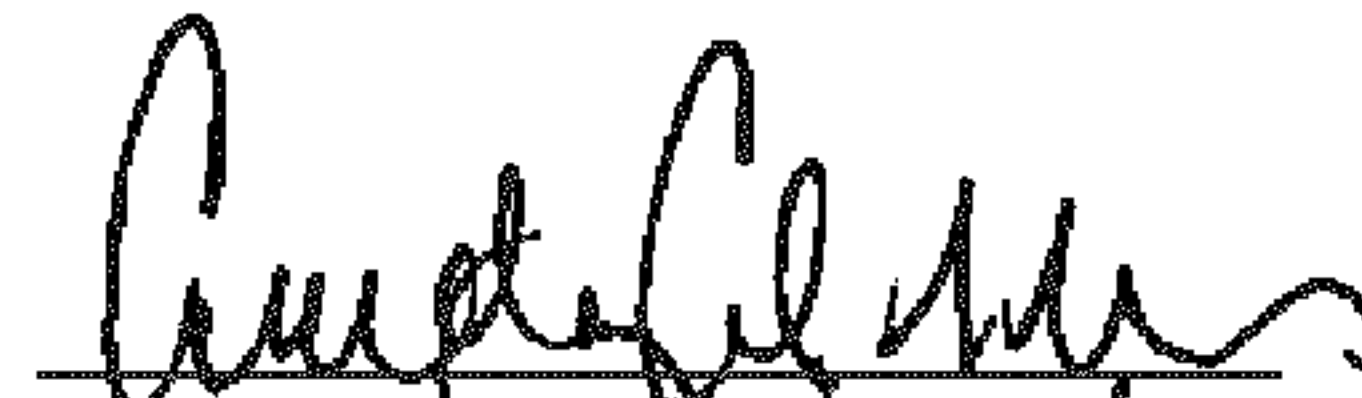
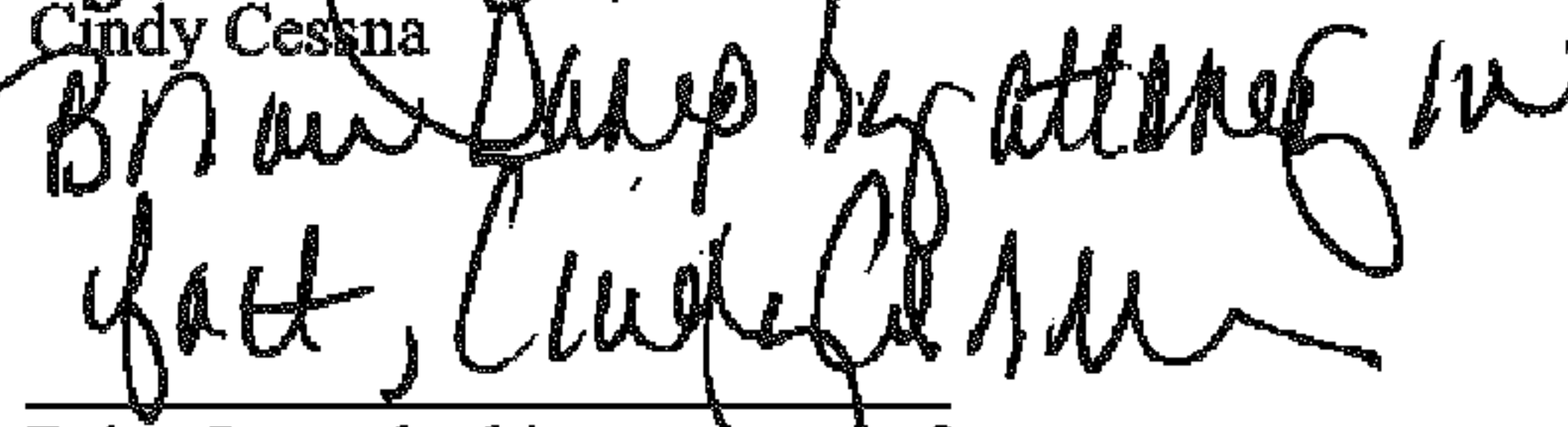
Cindy Cessna is one and the same person as Cindy A. Dillard, Grantee in that certain deed recorded in Instrument #20030417000235780 in the Probate Office of Shelby County, Alabama. Cindy Cessna is also one and the same person as Cindy A. Cessna.

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 Cindy Cessna and Brian Lamp have hereunto set their signatures and seals on May 4, 2018.

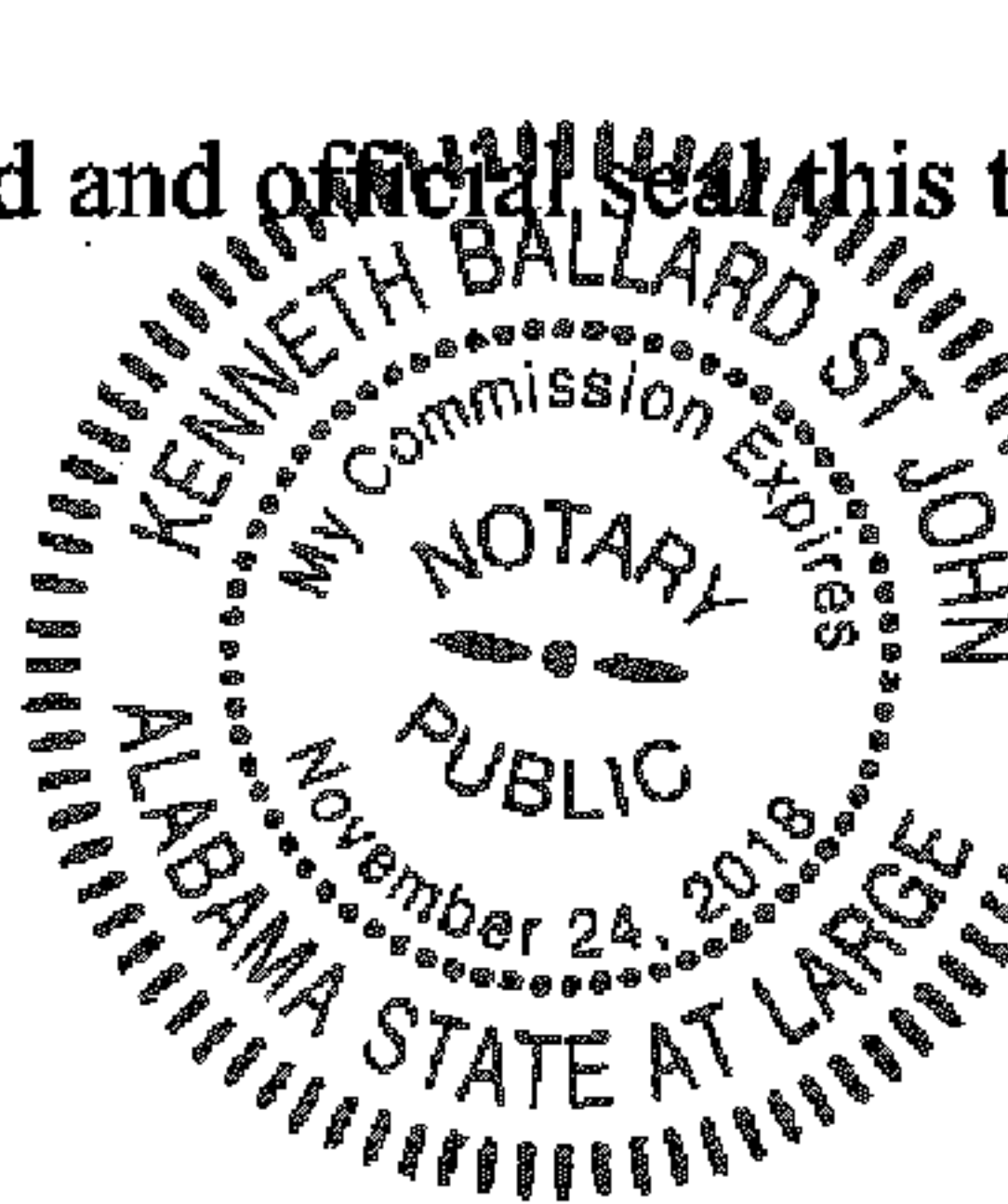

Cindy Cessna

Brian Lamp by his attorney in fact,
Cindy Cessna

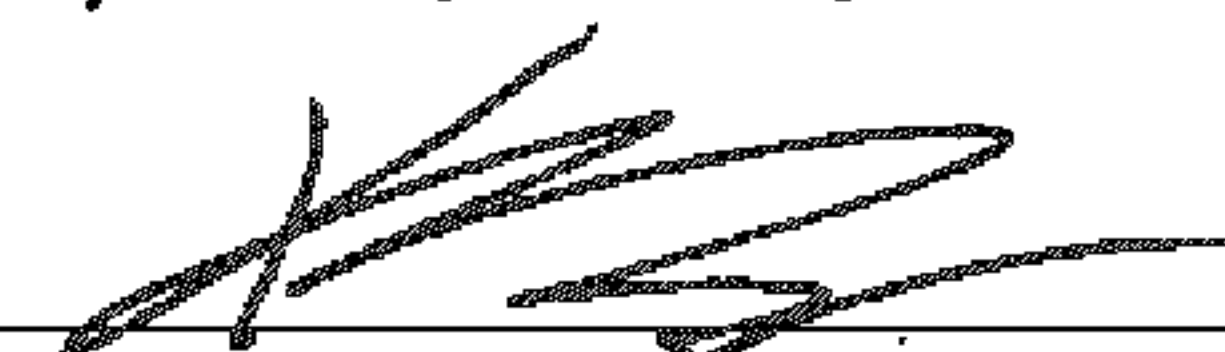
STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Cindy Cessna, a married woman whose name is 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 said instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 4th day of May, 2018.

(NOTARIAL SEAL)



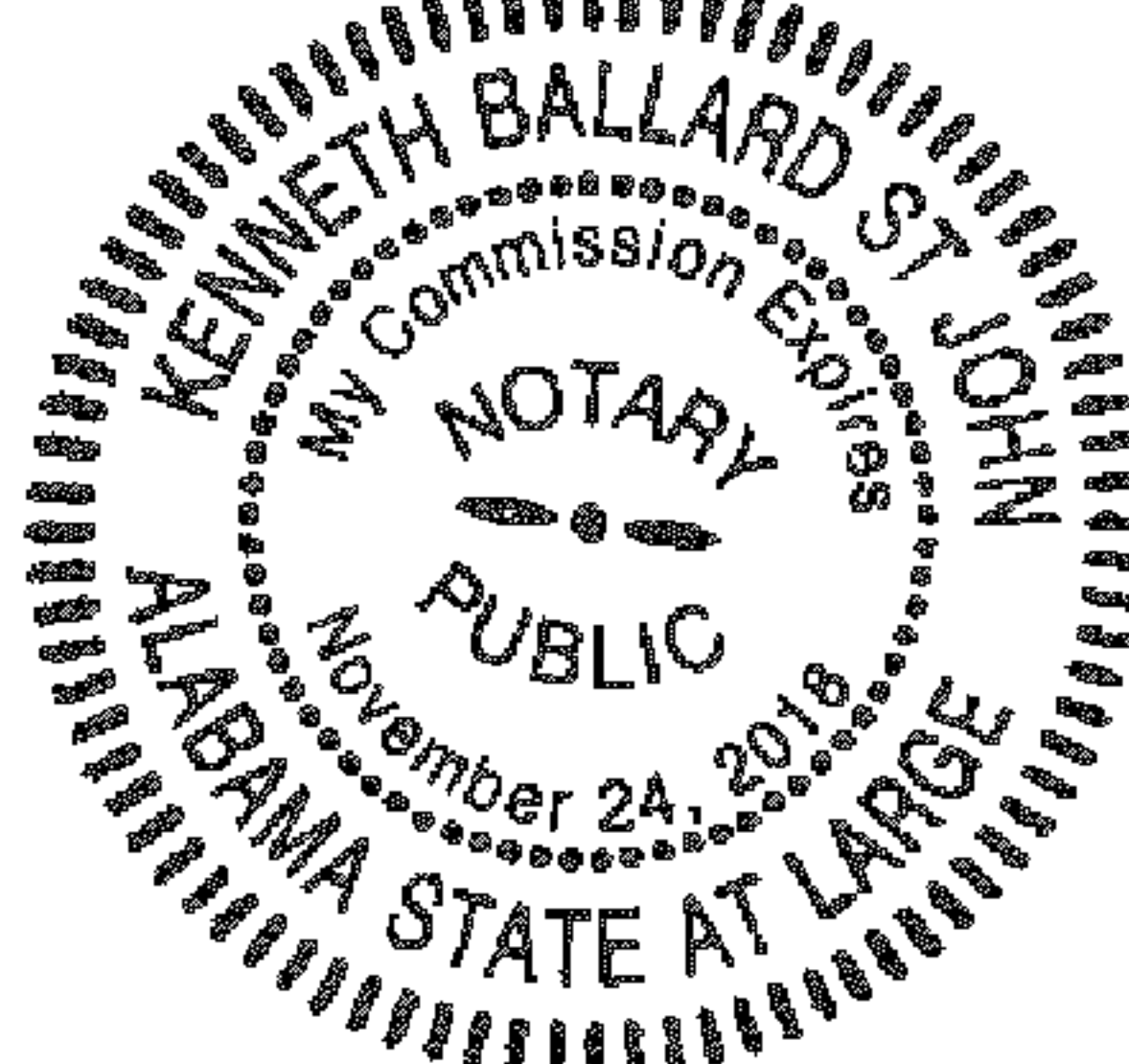

Notary Public
Print Name: Kenneth Ballard St John
Commission Expires: 11/24/2018

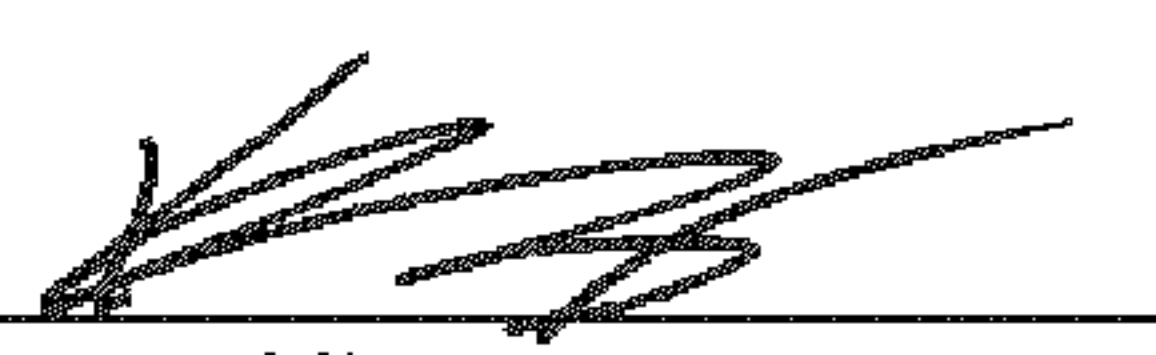
STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Cindy Cessna whose name as attorney in fact for Brian Lamp, a married man, is 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 said instrument, she in her capacity as such attorney in fact and with full authority executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 4th day of May, 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	<u>Cindy Cessna</u>	Grantee's Name	<u>Russell L. Hardy</u>
Mailing Address	<u>Brian Lamp</u>	Mailing Address	<u>Rose M. Hardy</u>
	<u>2025 Hunters Creek Lane</u>		<u>223 Grande View Parkway</u>
	<u>Rock Hill, SC 29732</u>		<u>Maylene, AL 35114</u>
Property Address	<u>223 Grande View Parkway</u>	Date of Sale	<u>5/4/18</u>
	<u>Maylene, AL 35114</u>	Total Purchase Price	<u>\$ 241,000.00</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</u>

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.

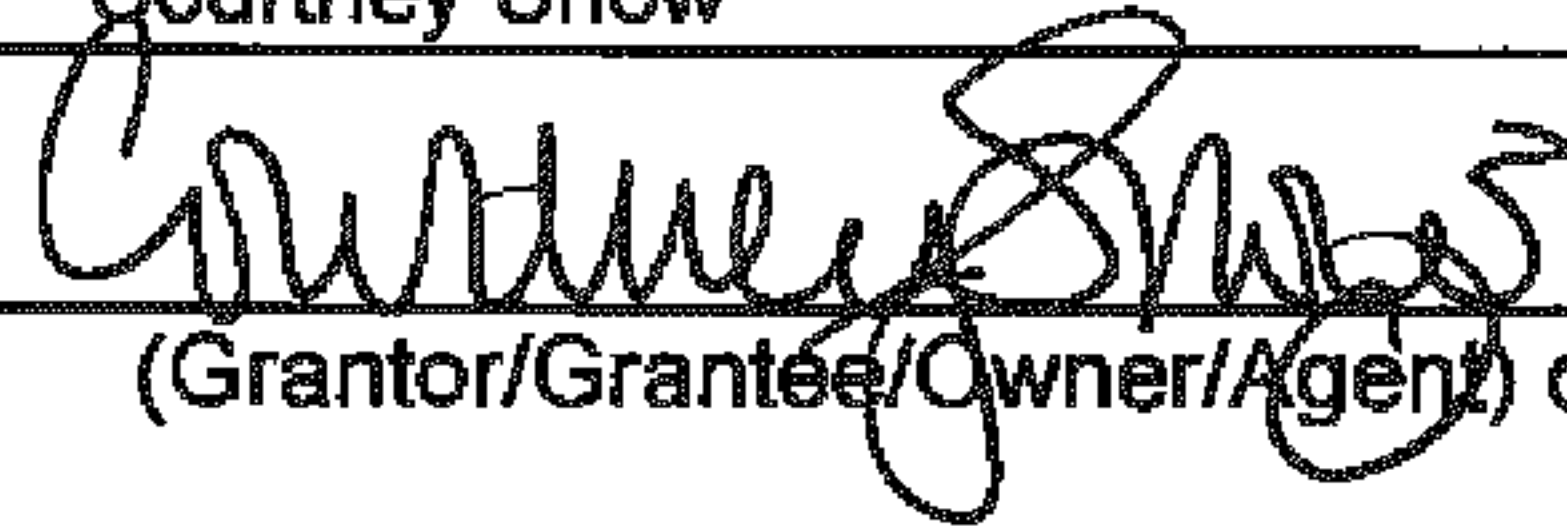
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

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 5/4/18Print Courtney Snow

Unattested

Sign 

(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
 05/09/2018 11:01:58 AM
 \$69.50 CHERRY
 20180509000158430