

This Instrument was Prepared by:  
Stuart J. Garner  
Stuart J. Garner, LLC  
1400 Urban Center Drive  
Suite 470  
Vestavia Hills, AL 35242

Send Tax Notice To: Michael G. Semon  
3005 Valley Ridge Road  
Birmingham, AL 35242

File No.: 2018181

## WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Three Hundred Eighteen Thousand Dollars and No Cents (\$318,000.00)**, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Kevin D. Anderson and Lindsay S. Anderson, husband and wife**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Michael G. Semon**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, the address of which is **3005 Valley Ridge Road, Birmingham, AL 35242**; to wit;

**LOT 17, ACCORDING TO THE SURVEY OF FINAL PLAT OF THE MIXED USE SUBDIVISION, INVERNESS HIGHLANDS, AS RECORDED IN MAP BOOK 34, PAGE 45, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

**Subject To:**

1. **Property Taxes for 2018 and subsequent years.**
2. **Restrictions, easements, etc in Map Book 34, Page 45**
3. **Minerals and mining rights not owned by Grantor.**
4. **Easement in Inst. #20041221000695220**
5. **Easement to Alabama Power in Real 340, Page 804; Real 348, Page 751; Misc 14, Page 434, Real 34, Page 614; Real 84, Page 298; Real 340, Page 816; Real 105, Page 875 & Real 131, Page 763**
6. **Restrictions or covenants in Real 268, Page 605, #200501100014390 & #2005020400058110**
7. **Easement to Shelby Co. Board of Education in #1999-29881**
8. **Easement to Bellsouth in #1999-29883**
9. **Declaration of Protective Covenants in #20031205000788490**
10. **Easement to Southern Bell in Vol 320, Page 878**
11. **Easement to Birmingham Water Works in Vol 312, Page 926**
12. **Easement in Vol 347, Page 866**
13. **Articles of Inc. in #20050401000150440**

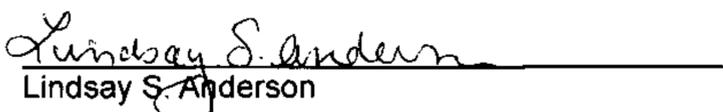
**\$218,000.00** of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 4th day of May, 2018.

  
Kevin D. Anderson

  
Lindsay S. Anderson

  
20180515000167850 1/3 \$121.00  
Shelby Cnty Judge of Probate, AL  
05/15/2018 03:02:03 PM FILED/CERT

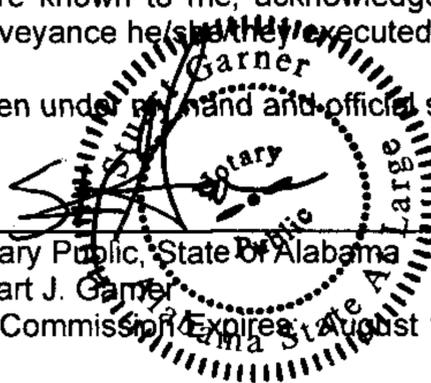
Shelby County, AL 05/15/2018  
State of Alabama  
Deed Tax: \$100.00

State of Alabama

County of Jefferson

I, Stuart J. Garner, a Notary Public in and for the said County in said State, hereby certify that Kevin D. Anderson and Lindsay S. Anderson, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they 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.

  
\_\_\_\_\_  
Notary Public, State of Alabama  
Stuart J. Garner  
My Commission Expires August 19, 2021

  
20180515000167850 2/3 \$121.00  
Shelby Cnty Judge of Probate, AL  
05/15/2018 03:02:03 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 Kevin D. Anderson
Lindsay S. Anderson
Mailing Address
, AL

Grantee's Name Michael G. Semon
Mailing Address 3005 Valley Ridge Road
Birmingham, AL 35242

Property Address 3005 Valley Ridge Road
Birmingham, AL 35242

Date of Sale May 04, 2018
Total Purchase Price \$318,000.00
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
X Sales Contract
X 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 of 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 May 04, 2018

Print Kevin D. Anderson

Unattested

(verified by) [Signature]

Sign [Signature] (Grantor/Grantee/Owner/Agent) circle one

