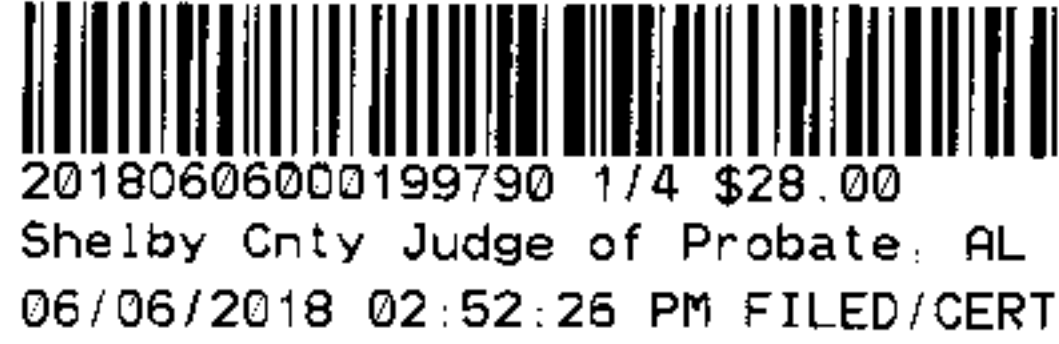


SEND TAX NOTICE TO:

Sherri McCloy Roberts
197 Nottingham Drive
Calera, AL 35040

Prepared by:

Morris J. Princiotta, Jr.
Attorney at Law
2100-C Rocky Ridge Road
Birmingham, Alabama 35216



Shelby County, AL 06/06/2018
State of Alabama
Deed Tax:\$4.00

STATE OF ALABAMA:
JEFFERSON COUNTY:

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **TWO HUNDRED AND SIXTEEN THOUSAND, NINE HUNDRED AND NO/100.....(\$216,900.00) Dollars**, to the undersigned GRANTORS in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, we, **WENDY R. SHIRLEY and TROY SHIRLEY, Wife and Husband** (herein referred to as GRANTORS), do grant, bargain, sell and convey unto **SHERRI MCCLOY ROBERTS** (hereinafter referred to as GRANTEE), the following described real estate situated in **SHELBY** County, Alabama, to-wit:

See attached Exhibit "A" for legal description.

Subject to:

1. Taxes for 2018 and subsequent years, not yet due and payable.
2. Easements and building lines as shown on recorded map.
3. Right-of-way granted to Alabama Power Company recorded in Inst. No. 2002-6364.
4. Restrictions appearing of record in Inst. No. 2002-11100.
5. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, are not warranted herein.

\$212,970.00 of the purchase price received herein is being paid from a first purchase money mortgage being executed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEE, her heirs and assigns, forever.

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

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 4th day of June, 2018.

Wendy R. Shirley (Seal)
WENDY R. SHIRLEY

Troy Shirley (Seal)
TROY SHIRLEY

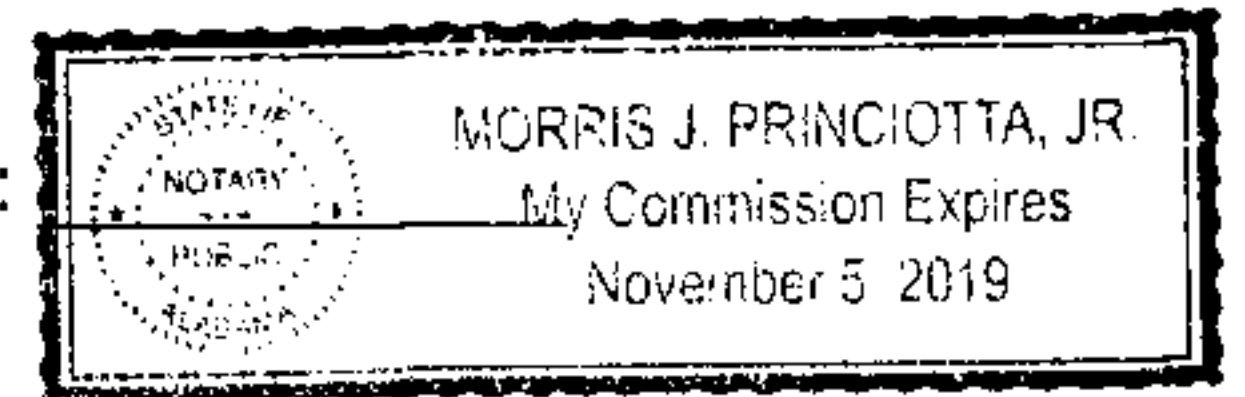
STATE OF ALABAMA:
JEFFERSON COUNTY:

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **WENDY R. SHIRLEY and TROY SHIRLEY, Wife and Husband**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

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

Morris J. Princiotta, Jr.
Notary Public

My Commission Expires:



20180606000199790 2/4 \$28.00
Shelby Cnty Judge of Probate, AL
06/06/2018 02:52:26 PM FILED/CERT



Exhibit "A"

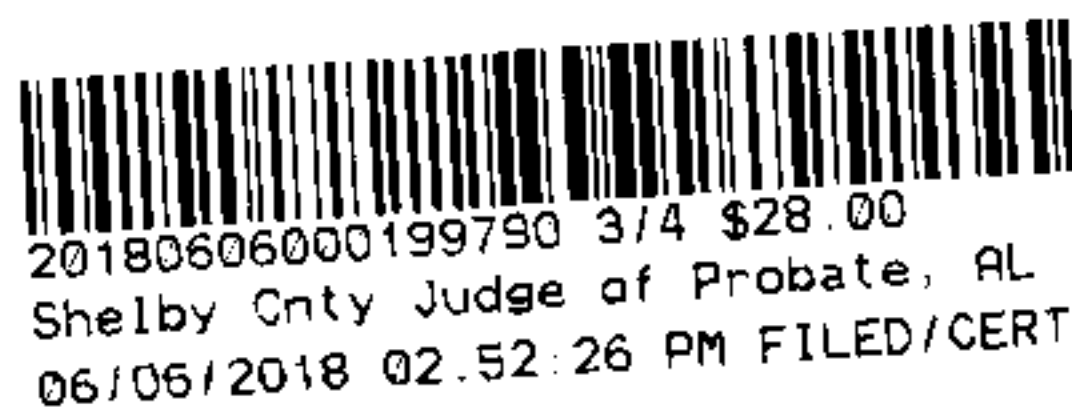
LEGAL DESCRIPTION

Lot 39, according to the Final Plat Nottingham Phase I as recorded in Map Book 28, Page 127, in the Probate Office of Shelby County, Alabama.

Also,

A parcel of land in the Northwest $\frac{1}{4}$ of Section 5, Township 22 South, Range 2 West, in Shelby County, Alabama described as follows:

Begin at the Southeasterly corner of Lot 39 of the Final Plat of Nottingham Phase I, as recorded in Map Book 28, Page 127, in the Office of the Judge of Probate of Shelby County, Alabama; Proceed on a bearing of North 46 degrees 26 minutes 06 seconds West along the Northeasterly line of said Lot 39 for a distance of 129.54 feet to the Northeasterly corner of said Lot 39; turn an angle to the right of 85 degrees 29 minutes 53 seconds to the chord of a curve to the left having a radius of 225 feet, a central angle of 6 degrees 14 minutes 58 seconds and a chord length of 24.53 feet, proceed along the arc of said curve for a distance of 24.54 feet, turn an angle to the left of 3 degrees 07 minutes 29 seconds from said chord and proceed for a distance of 18.48 feet; thence turn an angle to the right 113 degrees 44 minutes 18 seconds and proceed for a distance of 140.09 feet to the point of beginning.





20180606000199790 4/4 \$28.00
Shelby Cnty Judge of Probate, AL
06/06/2018 02:52:26 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 Wendy R. Shirley &
Mailing Address Troy Shirley
4401 So. Shades Crest Rd.
Helena, AL 35022

Grantee's Name Sherri McCloy Roberts
Mailing Address 197 Nottingham Drive
Calera, AL 35040

Property Address 197 Nottingham Dr.
Calera, AL 35040

Date of Sale 6/4/2018
Total Purchase Price \$ 216,900.00

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 6/4/2018

Print Wendy R. Shirley

☐ Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1