

20180611000204400  
06/11/2018 08:35:08 AM  
DEEDS 1/3

Commitment Number: 18NL13748

This instrument prepared by:

Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170 and Thomas Granville McCroskey, Esq., Member of the Alabama Bar and licensed to practice law in Alabama.

After Recording, Return To:  
Nations Lending Services  
9801 Legler Road  
Lenexa, KS 66219

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER**

18019305

**GENERAL WARRANTY DEED**

**Regina Wade and Paul Bryant Wade**, wife and husband, hereinafter grantors, whose tax-mailing address is <sup>2115 COPPERAS CREEK CROSSING</sup> ~~CENTREVILLE, AL 35042~~, for \$139,300.00 (One Hundred Thirty Nine Thousand Three Hundred Dollars and Zero Cents) in consideration paid, grant, with general warranty covenants to **Anthony Lee Boyd, Jr.**, a married man, hereinafter grantee, whose tax mailing address is **234 Dunwar Drive, Calera, AL 35040**, the following real property:

**Lot 20, Block 2, according to the survey of Dunwar Estates, as recorded in the Map Book 3, Page 154, in the Probate Office of the Judge of Shelby County, Alabama**  
**Property Address is: 234 Dunwar Drive, Calera, AL 35040**

Prior instrument reference: **20050518000241520**

The real property described above is conveyed subject to general warranty covenants, the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantors, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Executed by the undersigned on JUN 21, 2018:

Regina Wade  
Regina Wade

Paul Bryant Wade  
Paul Bryant Wade

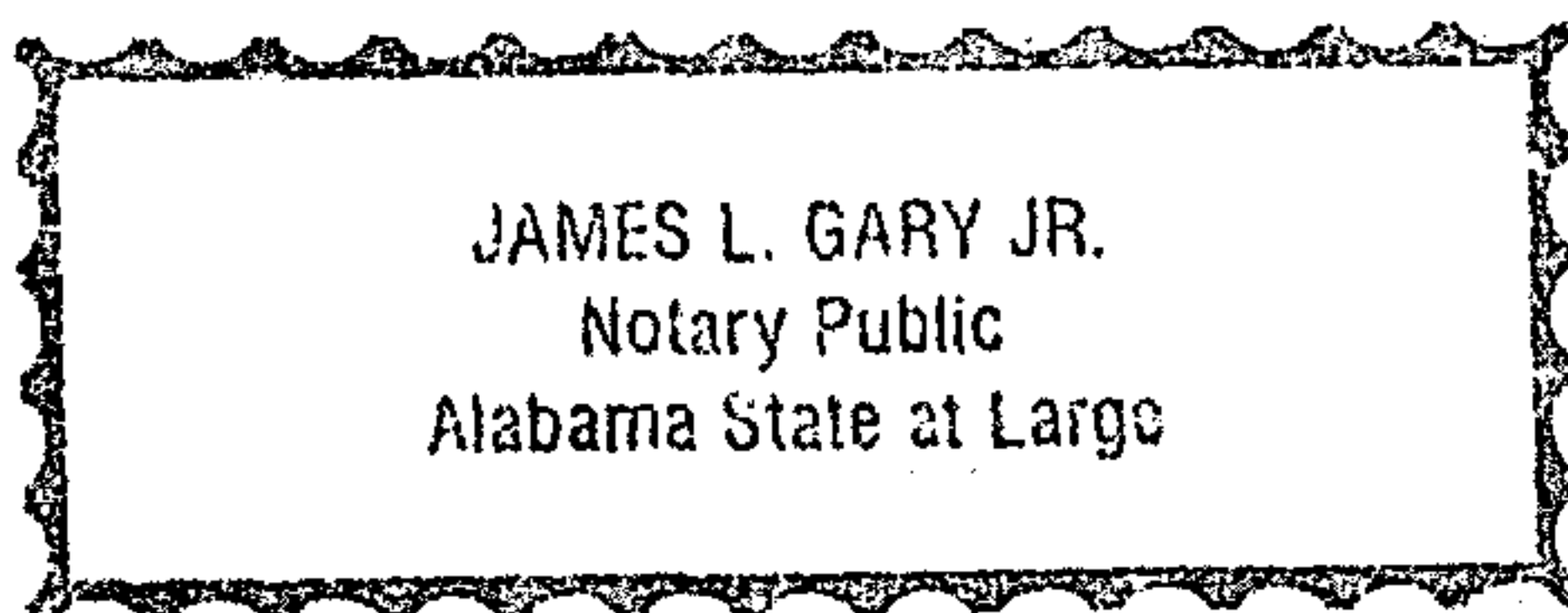
STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that **Regina Wade** and **Paul Bryant Wade** whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date that, being informed of the contents of the conveyance, he/she, executed the same voluntarily on the day the same bears date.

Given under my hand an official seal this 21<sup>st</sup> day of JUN, 2018

Notary Public

MY COMMISSION EXPIRES 7/22/19



## Real Estate Sales Validation Form

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

Grantor's Name Regina Wade and Paul Bryant Wade

Mailing Address 2115 Copperas Creek Crossing  
Centreville, AL 35042

Property Address 234 Dunwar Drive, Calera, AL 35040

Grantee's Name Anthony Lee Boyd, Jr

Mailing Address 234 Dunwar Drive, Calera, AL  
35040

Date of Sale	_____
Total Purchase Price	<u>139,300.00</u>
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

X 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 6/11/18Print Regina Wade

Unattested

Sign Regina Wade

(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  
 06/11/2018 08:35:08 AM  
 \$22.00 CHERRY  
 20180611000204400