

THIS INSTRUMENT PREPARED BY:

James J. Odom, Jr.
P. O. Box 11244
Birmingham, AL 35202-1244

SEND TAX NOTICE TO:

Steven Lynn Zimmerman
3728 Shady Cove Drive
Birmingham, AL 35243



20180626000227880 1/3 \$623.00
Shelby Cnty Judge of Probate, AL
06/26/2018 03:17:33 PM FILED/CERT

STATE OF ALABAMA)
COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT in consideration of Six Hundred Thousand and No/100 Dollars (\$600,000.00) and other good and valuable consideration, to the undersigned Arthur Frazier Christy, one and the same as A. Frazier Christy, and wife, Lowell Kappel Christy, one and the same as Lowell K. Christy (herein referred to as "Grantors"), in hand paid by Steven Lynn Zimmerman (herein referred to as "Grantee"), the receipt and sufficiency whereof are hereby acknowledged, Grantors do by these presents, grant, bargain, sell and convey unto Grantee the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot A, according to Lot 120 Resurvey, being a resurvey of Lot 120 Sandpiper Trail - Sector III in Map Book 11, Page 121 and Part of NW 1/4 of Section 17, Township 19 South, Range 2 West, Shelby County, Alabama in Map Book 29, Page 38.

Also conveyed, Grantors' interest in easements in Inst. No. 1995-16746 and Inst- No. 2001-40530, Probate Office, Shelby County, Alabama.

SUBJECT TO: (1) Current Taxes due in the year of 2018, a lien, but not yet payable until October 1, 2018; (2) Mineral and mining rights not owned by Grantors; (3) Restrictive Covenants as recorded in Instrument No. 1995-19889, in the Probate Office of Shelby County, Alabama; (4) Joint Driveway Agreement recorded in Inst. No. 2000-2436, in the Probate Office of Shelby County, Alabama, and as shown on recorded map; (5) Flood zones as shown on recorded map.

TO HAVE AND TO HOLD to the Grantee, his heirs and assigns forever.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on this the 20th day of June, 2018.

WITNESS:

Lorine S. Cantrell

Lorine S. Cantrell

Arthur Frazier Christy
Arthur Frazier Christy, one and the same as
A. Frazier Christy

Lowell Kappel Christy
Lowell Kappel Christy, one and the same as
Lowell K. Christy

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Arthur Frazier Christy, one and the same as A. Frazier Christy, and wife, Lowell Kappel Christy, one and the same as Lowell K. Christy, 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 on the day the same bears date.

Given under my hand and seal this 20th day of June, 2018.



Notary Public

My Commission Expires: 7-14-2019



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Real Estate Sales Validation Form

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

Grantor's Name Arthur Frazier Christy
Mailing Address Lowell Kappel Christy
3621 Kings Hill Road
Birmingham, AL 35223

Grantee's Name Steven Lynn Zimmerman
Mailing Address 3728 Shady Cove Drive
Birmingham, AL 35243

Property Address Lot A, According to Lot 120 Resurvey
Sandpiper Trail, Sector III, MB 11,
Page 121, and part of NW 1/4, S 17
TS 19 S, R 2 W, Shelby County, AL

Date of Sale June 20, 2018
Total Purchase Price \$ 600,000.00
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 ☐ 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 June 20, 2018

Print Arthur Frazier Christy

☐ Unattested

Sign Arthur Frazier Christy
(Grantor/Grantee/Owner/Agent) circle one

(verified by)

Form RT-1



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