

20180703000237660

07/03/2018 02:39:47 PM

Send tax notice to:
William P. Alexander
122 Lorrin Lane
Sterrett, AL 35147
PEL1800402

DEEDS 1/3

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

STATE OF ALABAMA
Shelby COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Eighty Two Thousand Six Hundred and 00/100 Dollars (\$182,600.00)** the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **Misti Allen and husband, Jonathan Lee Tyler**, whose mailing address is **532 Alta Vista Drive, Chelsea, AL 35043** (hereinafter referred to as "Grantors"), by **William P. Alexander, Jr.** (hereinafter referred to as "Grantee"), the receipt and sufficiency of which 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 66, according to the Final Plat of The Villages of Westover, Sector 1, as recorded in Map Book 39, Page 9 A & B, in the Probate Office of Shelby County, Alabama.

Property Address: 122 Lorrin Lane, Sterrett, AL 35147

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2018 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS
OF RECORD.

**\$148,636.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE
LOAN.**

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

The Grantors do for themselves, their heirs and assigns, covenant with Grantee, his 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 and assigns shall warrant and defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims of all persons.

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IN WITNESS WHEREOF, Grantors have set their signature and seal on this the 29th day of June, 2018.

Misti Allen

Misti Allen

Jonathan Lee Tyler

Jonathan Lee Tyler

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Misti Allen and husband, Jonathan Lee Tyler**, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 29th day of June, 2018.



Catherine H. Scott

Notary Public

Print Name:

Commission Expires:

Real Estate Sales Validation Form

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

Grantor's Name
Mailing AddressMisti Allen and
Johathan Lee Tyler
532 Alta Vista Drive
Chesley, AL 35813Grantee's Name
Mailing AddressWilliam P Alexander
122 Corrin Lane
Stevett, AL 35147

Property Address

122 Corrin Lane
Stevett, AL 35147

Date of Sale

Total Purchase Price \$182,600.00

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

7/2/18

Print

Leslie W Reilly

Sign

Leslie W Reilly

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



ted

 Filed and Recorded
 Official Public Records
 (verified by)
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 07/03/2018 02:39:47 PM
 \$55.00 DEBBIE
 20180703000237660

A handwritten signature, likely of the County Clerk, is written over the bottom of the official stamp.