

20180703000238050
07/03/2018 03:48:21 PM
DEEDS 1/3

Send tax notice to:
Daniel Carter
423 Ballantrae Road
Pelham, AL 35124

This instrument prepared by:
Stewart & Associates, P.C./S. Kent Stewart
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243
PEL1800374

STATE OF ALABAMA
Shelby COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Thirty Four Thousand Nine Hundred and 00/100 Dollars (\$234,900.00) in hand paid to the undersigned, **Sandra F. Miller, an unmarried woman** (hereinafter referred to as "Grantor"), by **Daniel Carter** (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 1424, according to the Final Plat of Braemar at Ballantrae, Phase 1, as recorded in Map Book 37, Page 70, in the Probate Office of Shelby County, Alabama.

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

\$234,900.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

Sandra F. Miller is the surviving Grantee of that certain deed recorded in Instrument No 20090129000028950 in the Probate Office of Shelby County, Alabama; the other grantee, Larry J. Miller having died on or about the 10th day of March, 2016.

The Grantor does for herself, her heirs and assigns, covenant with Grantee, his heirs, executors, administrators and assigns, that she is lawfully seized in fee simple of said premises; that it is free from all encumbrances except as noted above; that she has a good right to sell and convey the same as aforesaid; and that she will, and her heirs, executors, administrators shall warrant and defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims of all persons.

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

IN WITNESS WHEREOF, Grantor has set his/her signature and seal on this the 29th day of June, 2018.


Sandra F. Miller
Sandra F. Miller

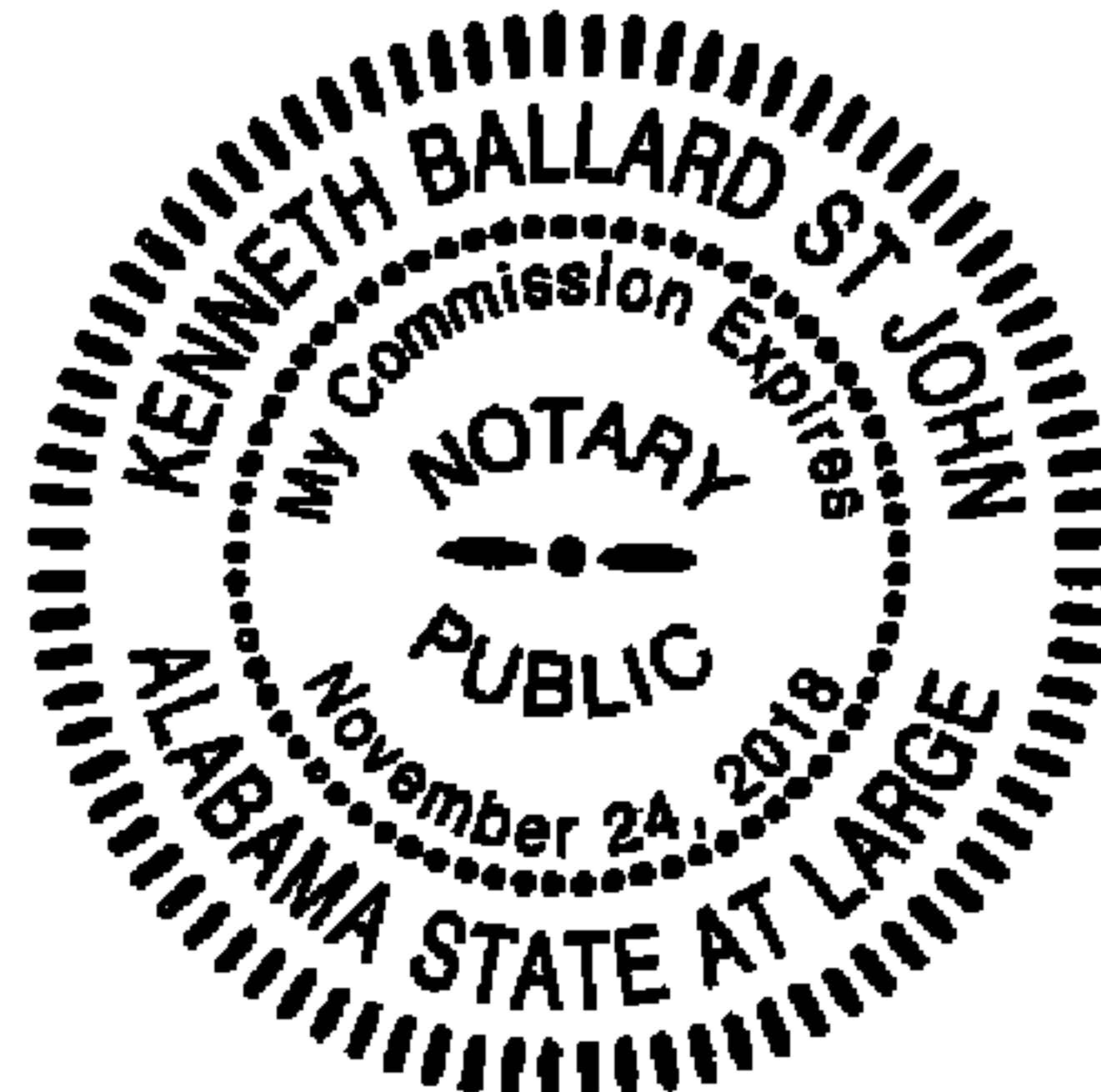
STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Sandra F. Miller, an unmarried woman, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she 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.

(Notary Seal)


Notary Public
Print Name: *Kenneth Ballard St. John*
Commission Expires: *11/24/2018*



Real Estate Sales Validation Form

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

Grantor's Name Sandra F. Miller
Mailing Address 3850 Galleria Woods Dr.
Apt. 222
Hoover, AL 35244

Grantee's Name Daniel Carter
Mailing Address 423 Ballantrae Rd
Pelham, AL 35124

Property Address 423 Ballantrae Rd
Pelham, AL 35124

Date of Sale June 29, 2018
Total Purchase Price \$ 234,900.00
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).

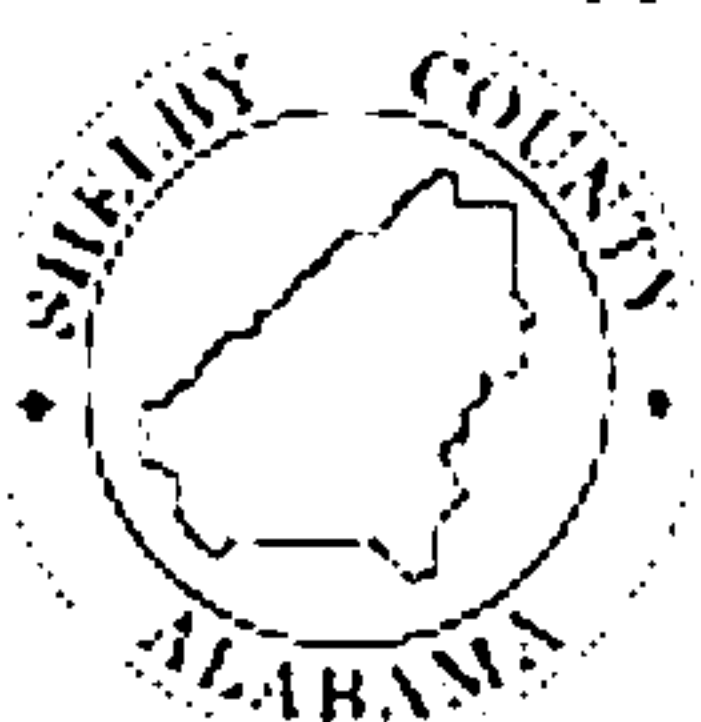
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 6-29-2018

Print Kenneth Ballard St. John

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one



Attested and Recorded
Official Public Records
Judge James W. Fulbrmeister, Probate Judge,
County Clerk
Shelby County, AL
07/03/2018 03:48:21 PM
\$22.00 DEBBIE
20180703000238050

[Signature]