

Send tax notice to:

John B. Edwards & Landra Edwards
1024 Hermitage Circle
Birmingham, AL 35242
PEL1700556

State of Alabama
County of Shelby

This instrument prepared by:

S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

20180711000245470
07/11/2018 08:12:27 AM
DEEDS 1/3

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Ninety Two Thousand and 00/100 Dollars (\$292,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, **Lannette Ebersold, a married woman, whose mailing address is: 1502 Carriage Lane, Garland, TX 75043** (hereinafter referred to as "Grantor"), by **John B. Edwards and Landra Edwards** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 3104, according to the Amended Map of Highland Lakes, 3rd Sector, Phase 1, an Eddleman Community, recorded in Map Book 21, Page 124, in the Probate Office of Shelby County, Alabama.

Lannette Ebersold is one and the same person as Lannette H. Ellard, grantee in that certain deed recorded in Instrument No. 20050926000498600 in the Probate Office of Shelby County, Alabama.

The subject property conveyed herein does not constitute the homestead of the Grantor nor the Grantor's spouse.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2018 AND THEREAFTER.

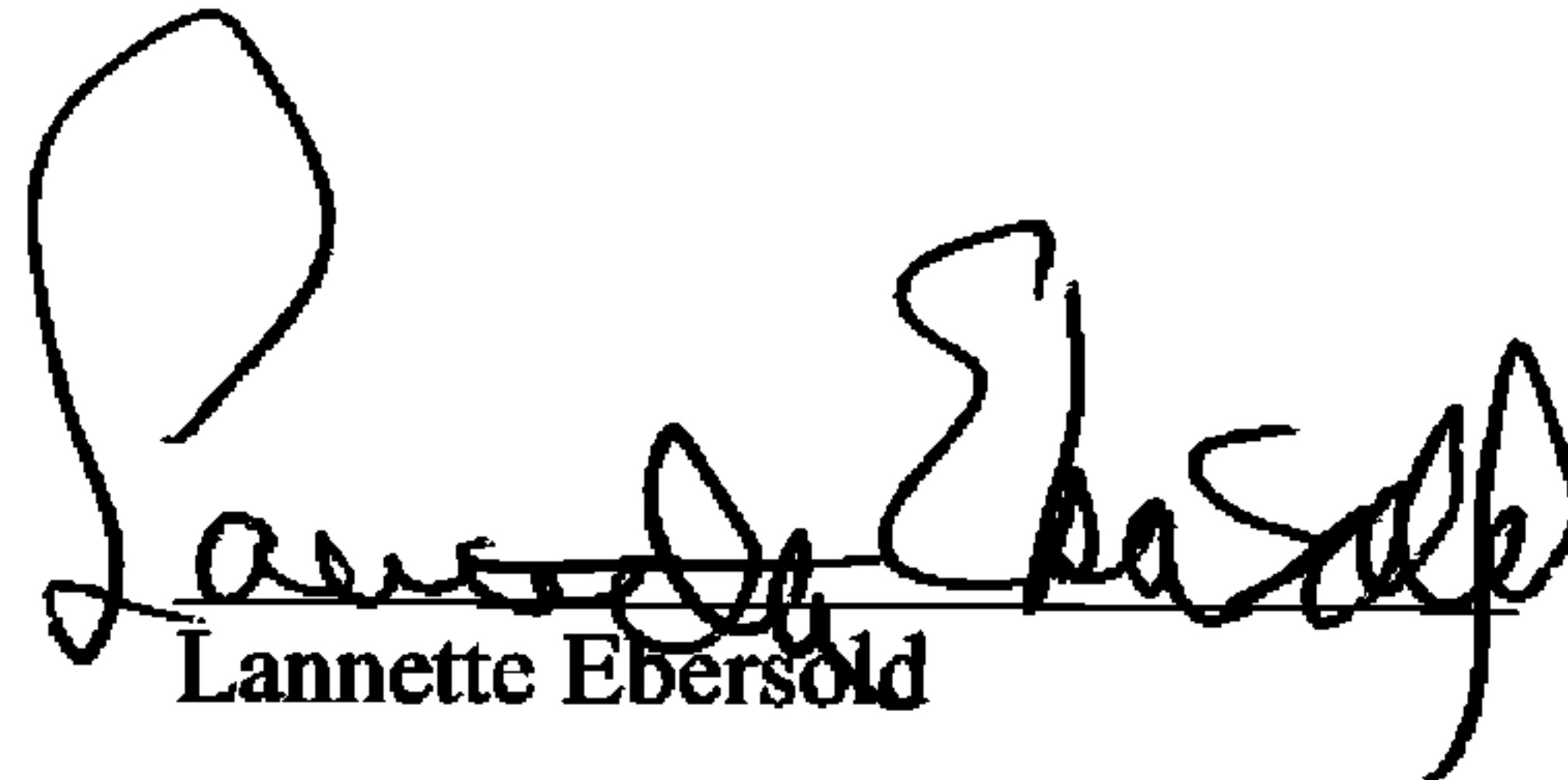
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantor does for herself, her heirs and assigns, covenant with Grantees, their 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 Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor, Lannette Ebersold, has hereunto set her signature and seal on this the 5th day of July, 2018.

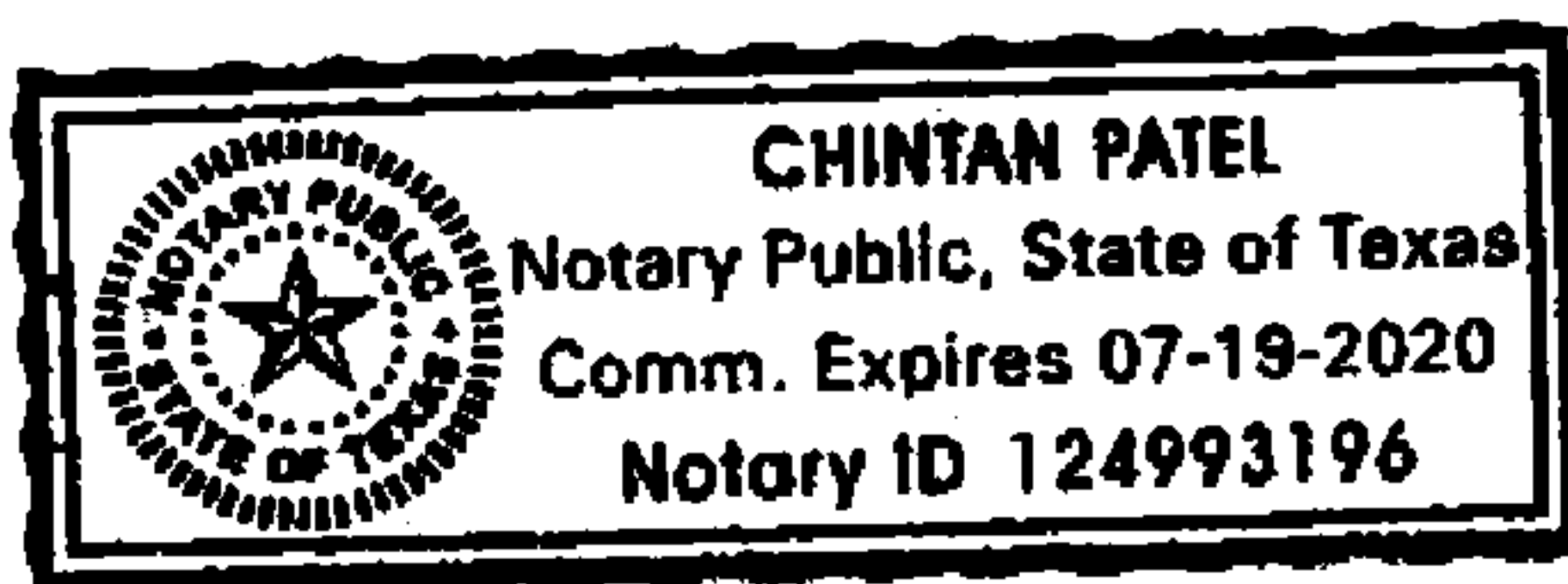

Lannette Ebersold


STATE OF Texas
COUNTY OF Dallas

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Lannette Ebersold, a married 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 5th day of July, 2018.

(NOTARIAL SEAL)




Notary Public
Print Name: Chintan Patel
Commission Expires: 07-19-2020

Real Estate Sales Validation Form

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

Grantor's Name Lannette Ebersold
Mailing Address 1502 Carriage Lane
Garland, Texas 75043

Grantee's Name John B. Edwards
Mailing Address Landra Edwards
1024 Hermitage Circle
Birmingham, AL 35242

Property Address 1024 Hermitage Circle
Birmingham, AL 35242

Date of Sale July 9, 2018
Total Purchase Price \$ 292,000.00

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
☒ 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 7/9/18

Print Kenneth Ballard St. John

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Attested Judge James W. Fuhrmeister, Probate Judge,
County Clerk (verified by)
Shelby County, AL
07/11/2018 08:12:27 AM
\$313.00 DEBBIE
20180711000245470

[Signature]