

This instrument was prepared by
Shannon E. Price, Esq.
Kudulis, Reisinger & Price, LLC
P. O. Box 653
Birmingham, AL 35201

SEND TAX NOTICE TO:
Erik D. Stoudemire
~~236 Cedar Meadow, Maylene, Alabama 35114~~
1804 Breckenridge Lane
Birmingham AL 35214

20180724000262690
07/24/2018 10:48:38 AM
DEEDS 1/2

WARRANTY DEED

STATE OF Alabama

KNOW ALL MEN BY THESE PRESENTS:

Shelby COUNTY

That in consideration of Ten dollars and no cents **\$10.00.**

To the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, **Erik D. Stoudemire, a married man**, whose address is **236 Cedar Meadow, Maylene, Alabama 35114**, **Elgin D. Stoudemire, an unmarried man**, whose address is **1436 Shoshone Drive, Birmingham, AL 35214**, and **Barbara Carol Anderson, a unmarried woman** whose address is **805 Main Street, Gardendale, AL 35071** as all of the Heirs of the Estate of Josephine L. Stoudemire Case No 2015-224692 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Erik D. Stoudemire** (herein referred to as grantee, whether one or more), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

LOT 25, ACCORDING TO THE PLAT OF CEDAR MEADOWS AS RECORDED IN MAP BOOK 34, PAGE 125, BEING ALSO A RESURVEY OF LOT 6, BLOCK 1 OF MOUNTAIN VIEW ESTATES, AS RECORDED IN MAP BOOK 4, PAGE 19, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.


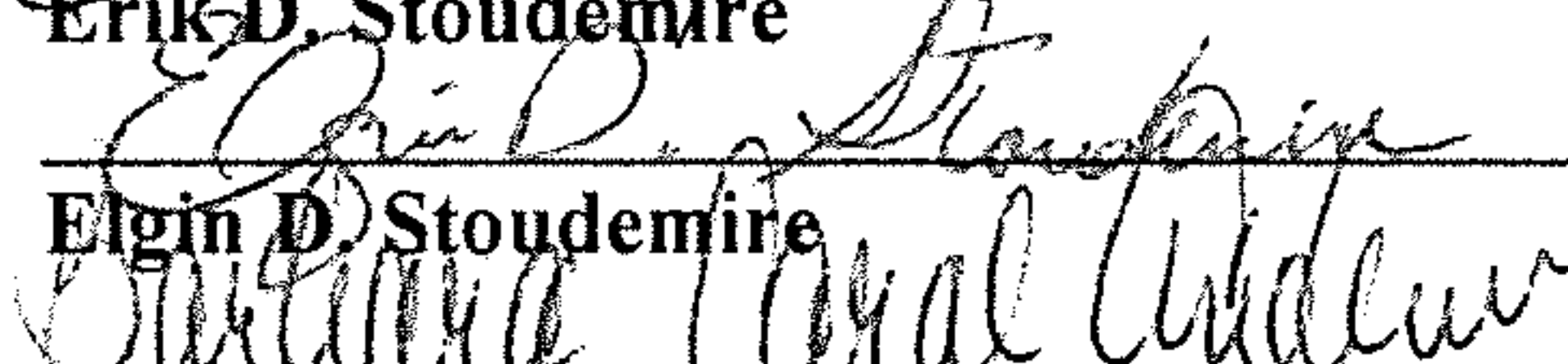
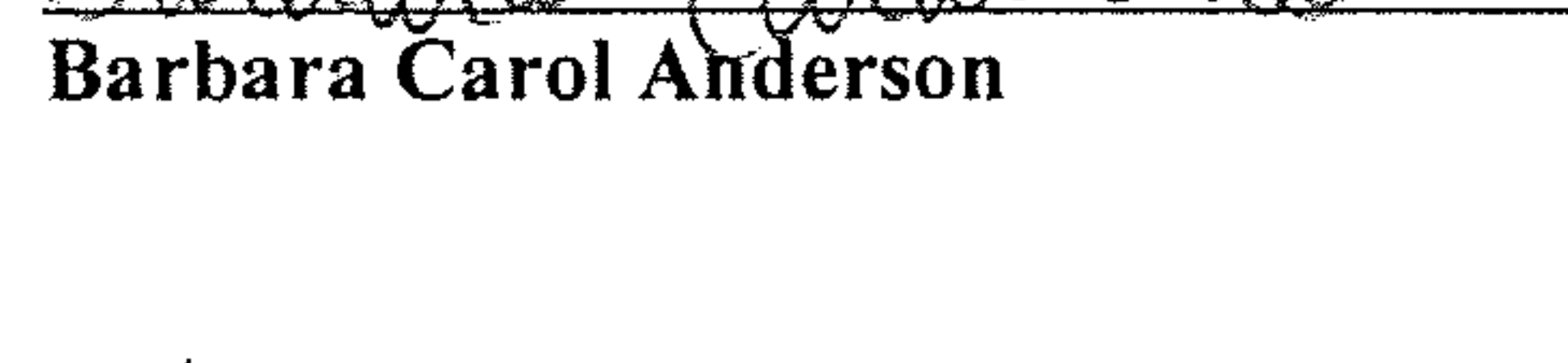
- Subject to:
- Mineral and Mining rights.
 - That certain mortgage for \$161,500.00 recorded in Instrument # 20060612000276750.
 - Easements and restrictions recorded in Map Book 4, Page 19 and Map bBook 34, Page 125.
 - Covenants and Restrictions.

This does not constitute the homestead of the grantors, Elgin D. Stoudemire and Barbara Carol Anderson.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said **GRANTEES**, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and 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, Grantors have hereunto set his/her/their hand(s) and seal(s), this


Erik D. Stoudemire (Seal)

Elgin D. Stoudemire (Seal)

Barbara Carol Anderson (Seal)

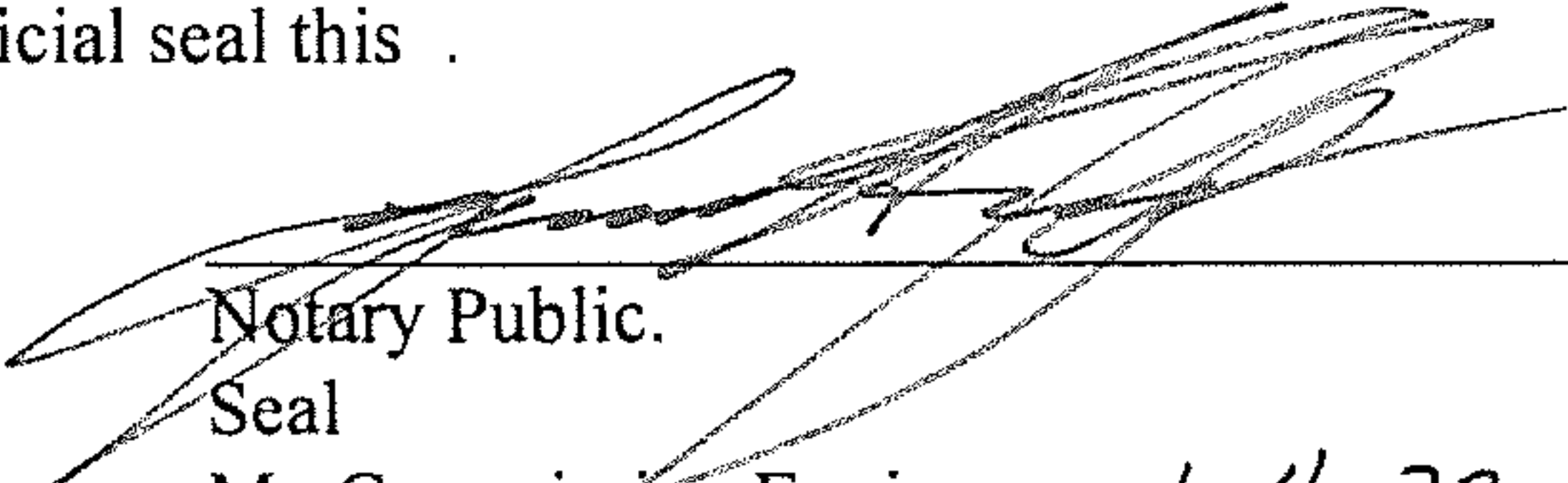
STATE OF Alabama

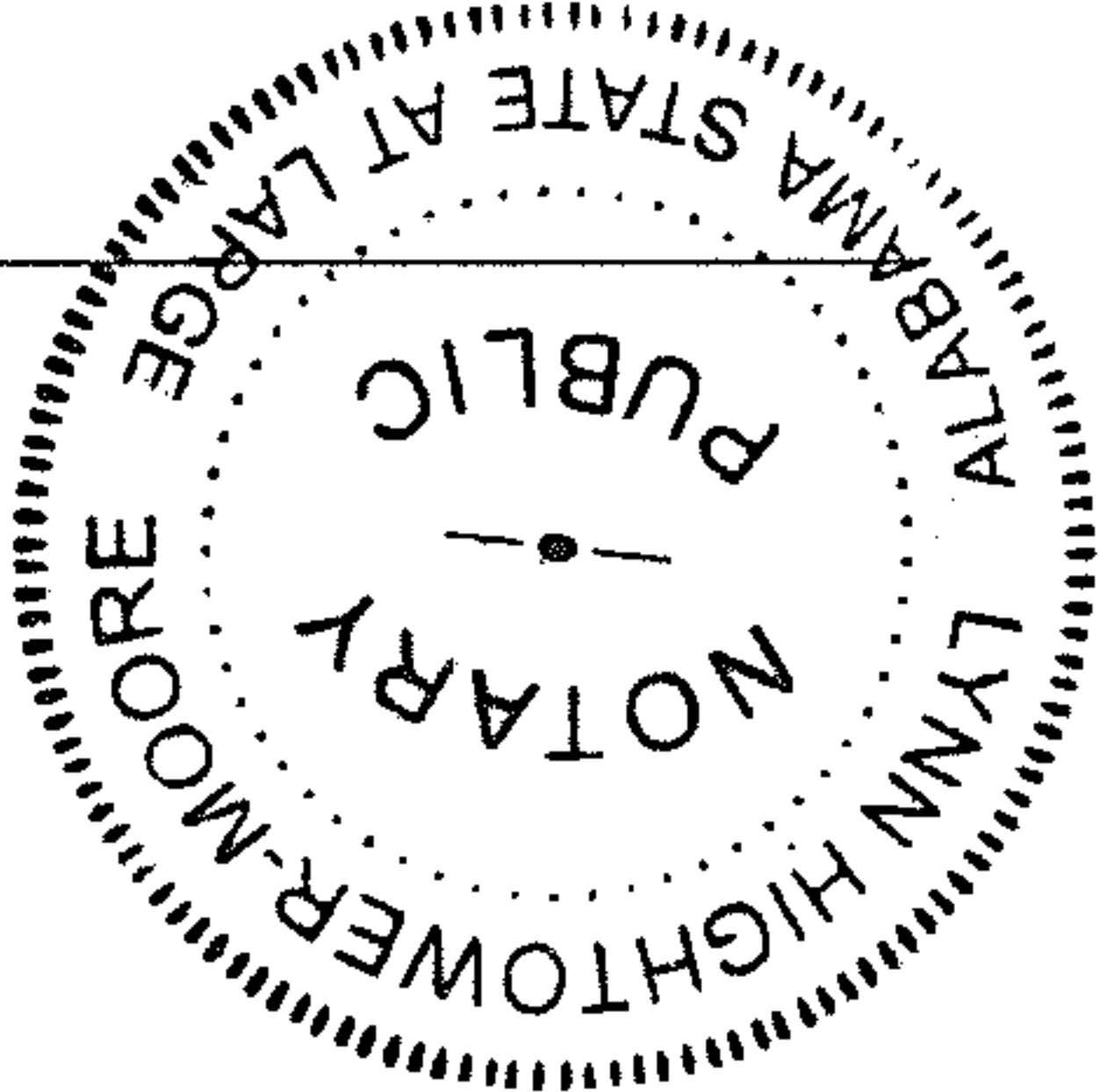
General Acknowledgment

Jefferson COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Erik D. Stoudemire, Elgin D. Stoudemire and Barbara Carol Anderson** whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they have/has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this .


Notary Public.
Seal
My Commission Expires: 1-4-22



Real Estate Sales Validation Form

This Document must be filled in accordance with Code of Alabama 1975, Section 40- 22-1 (h)

Grantor's Name Erik D. Stoudemire, Elgin D.
Stoudemire and Barbara Carol Anderson

Grantee's Name Erik Stoudemire

Mailing Address 1804 Breckenridge Lane, Birmingham,
AL 35214

1436 Shoshone Drive, Birmingham, AL 35214

805 Main Street, Gardendale, AL 35071

Property Address 236 Cedar Meadow, Maylene,
Alabama 35114

Mailing Address 11804 Breckenridge Lane

Date of Sale

Total Purchase Price

or

Actual Value

or

Assessor's Market Value \$191,400

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 2/3 value \$127,600.00

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 proeprty, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraisaer of the assessor's curreny 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 responsibiliy of valuing proeprty 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).

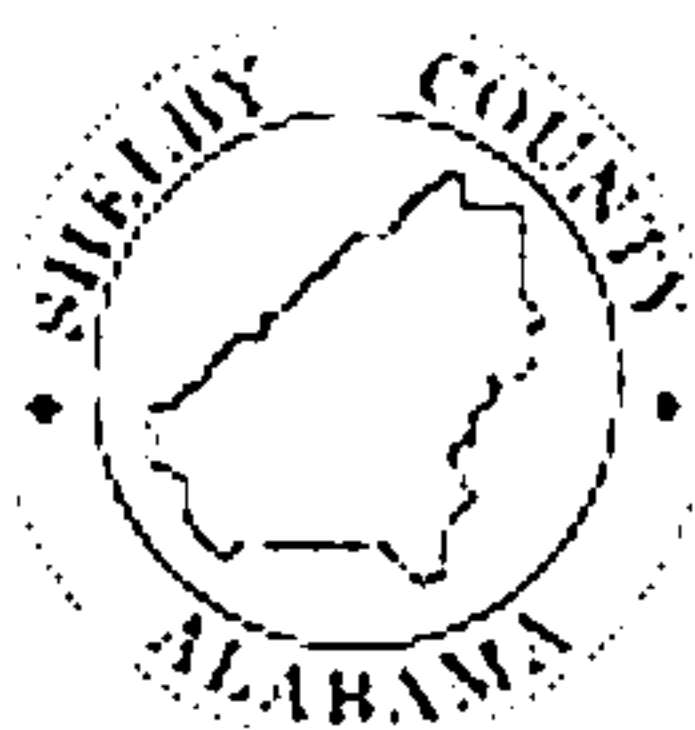
Date _____

Print Jamie Powell

☐ Unattested

AGB
(verified by)

Sign Jamie Powell
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
07/24/2018 10:48:38 AM
\$146.00 CHERRY
20180724000262690

J. Fuhrmeister