

2019

This instrument was Prepared by:
Jan K. Wardlaw
239 Carrington Lane
Calera, AL 35040

Send Tax Notice To: Taylor Neal
Karen Neal
239 Carrington Lane
Calera, AL 35040

WARRANTY DEED

State of Alabama

} Know All Men by These Presents,

Shelby County

That in consideration of the sum of One Hundred Twenty Two Thousand Dollars and No Cents (\$122,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I, Jan K. Wardlaw, a single woman (herein referred to as grantor), does grant, bargain, sell and convey unto Taylor Neal and Karen Neal (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby, County, Alabama, to wit:

Lot 37, according to the Resurvey of Carrington Subdivision-Sector II, as recorded in Map Book 26, Page 141, in the Probate Office of Shelby County, Alabama.

Subject to easements, reservations and restrictions at record.

Purchase money mortgage in the amount of \$123,232.00 closed simultaneously herewith.

*Jan K. Wardlaw is sole surviving grantee in Inst # 2006082500047666;
John W. Wardlaw having died on or about June 6, 2016.*

TO HAVE AND TO HOLD, Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever, it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is served or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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, I have hereunto set my hand and seal this 31st day of July, 2018.

Jan K. Wardlaw
Jan K. Wardlaw

State of Alabama

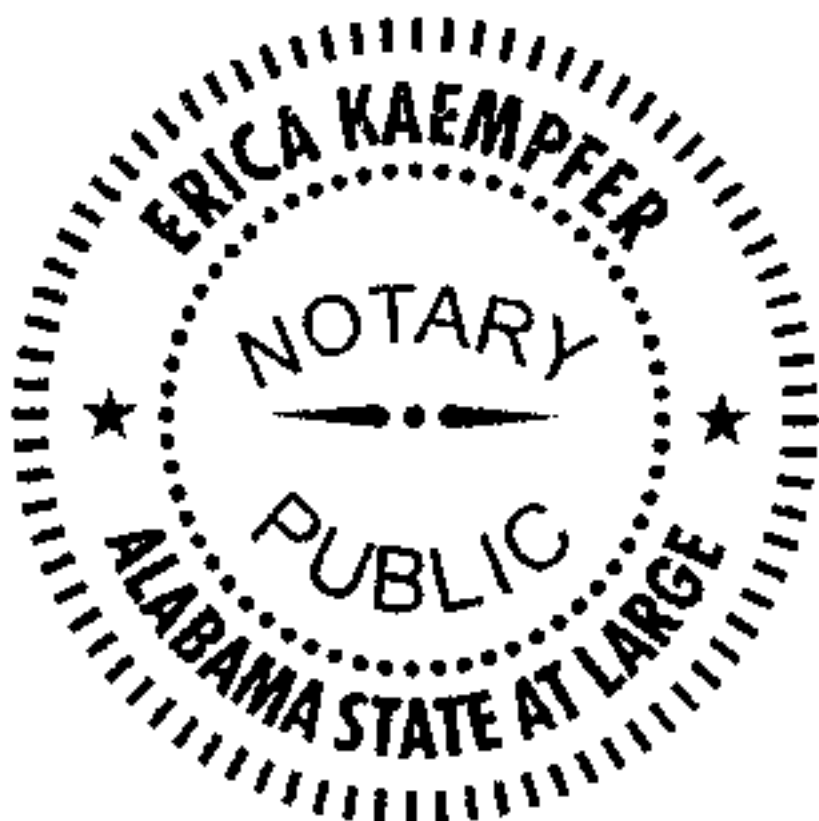
} General Acknowledgment

County of MADISON

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify that Jan K. Wardlaw, a single woman whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 31st day of July, 2018.

My Commission Expires: 7/1/2019



Erica Kaempfer
Notary Public

20180807000280180 1/2 \$19.00
Shelby Cnty Judge of Probate, AL
08/07/2018 09:11:35 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Jan K. Wardlaw

Grantee's Name Taylor Neal
Karen Neal

Mailing Address 239 Carrington Lane
Calera, AL 35040

Mailing Address 239 Carrington Lane
Calera, AL 35040

Property Address 239 Carrington Lane
Calera, AL 35040

Date of Sale	<u>July 31, 2018</u>
Total Purchase Price	\$122,000.00

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)

<u> </u>	Bill of Sale
<u> X </u>	Sales Contract
<u> </u>	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 of 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 July 31, 2018

Print Jan K. Wardlaw

Unattested

Sign

(verified by)

(Grantor) Grantee/Owner/Agent) circle one



20180807000280180 2/2 \$19.00
Shelby Cnty Judge of Probate, AL
08/07/2018 09:11:35 AM FILED/CERT

Form RT-1