

This instrument was prepared by:

David P. Condon, P.C.
100 Union Hill Drive Suite 200
Birmingham, AL 35209

Send tax notice to:

Priscilla Kelley
929 Tulip Poplar Lane
Hoover, Alabama 35244

WARRANTY DEED

**STATE OF ALABAMA
SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **Two Hundred Eighty Nine Thousand and 00/100 Dollars (\$289,000.00)** to the undersigned grantors in hand paid by the grantee herein, the receipt and sufficiency of which is acknowledged, we,

Robert Johnathan Carr, and his wife, Amy D. Carr

(hereinafter referred to as "Grantors") do grant, bargain, sell and convey unto

Priscilla Kelley

(hereinafter referred to as "Grantee") the following described real estate situated in **Shelby** County, Alabama to-wit:

Lot 1107, according to the Survey of Riverchase Country Club, 18th Addition, as recorded in Map Book 9, Page 86, in the Probate Office of Shelby County, Alabama.

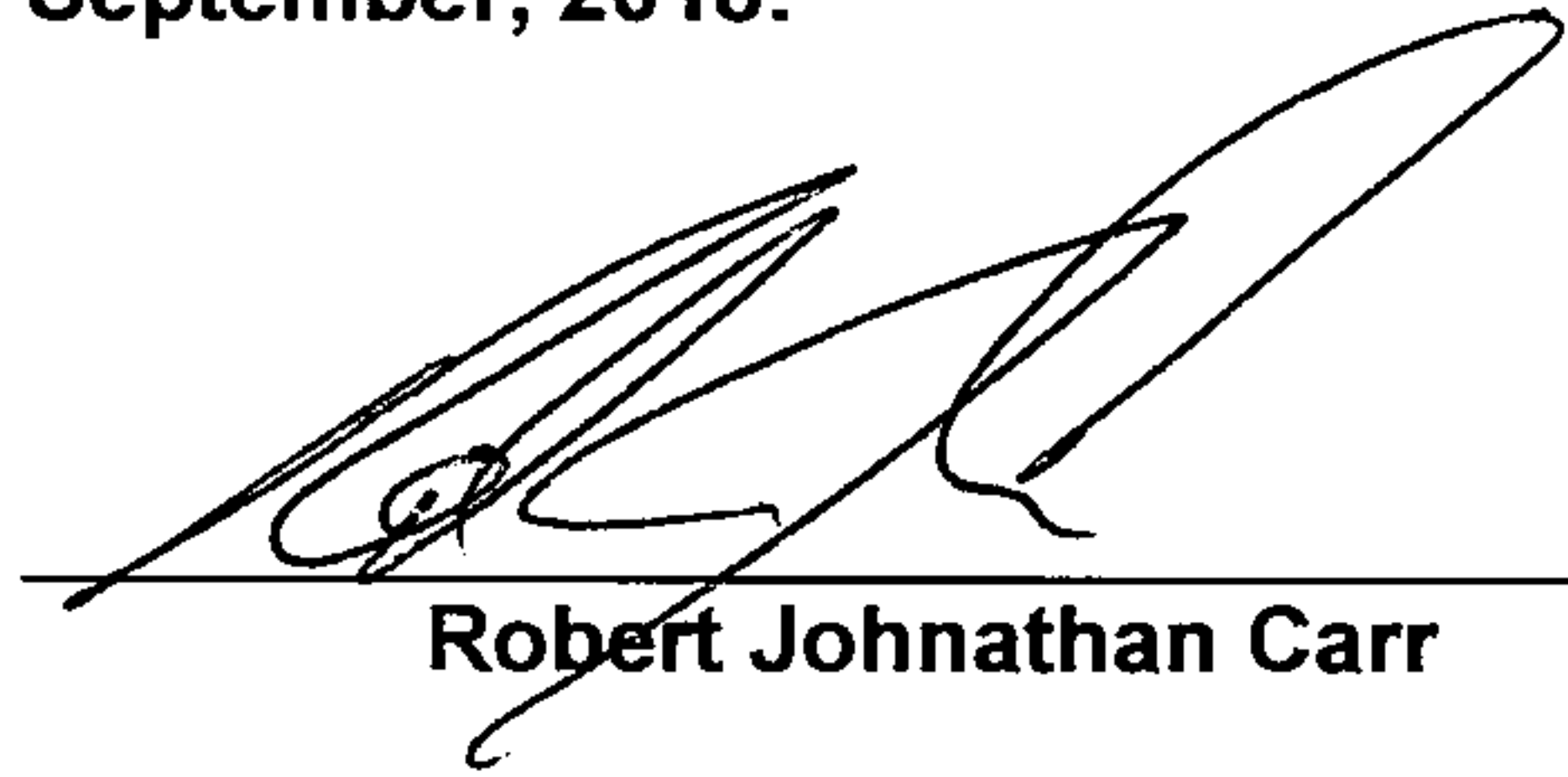
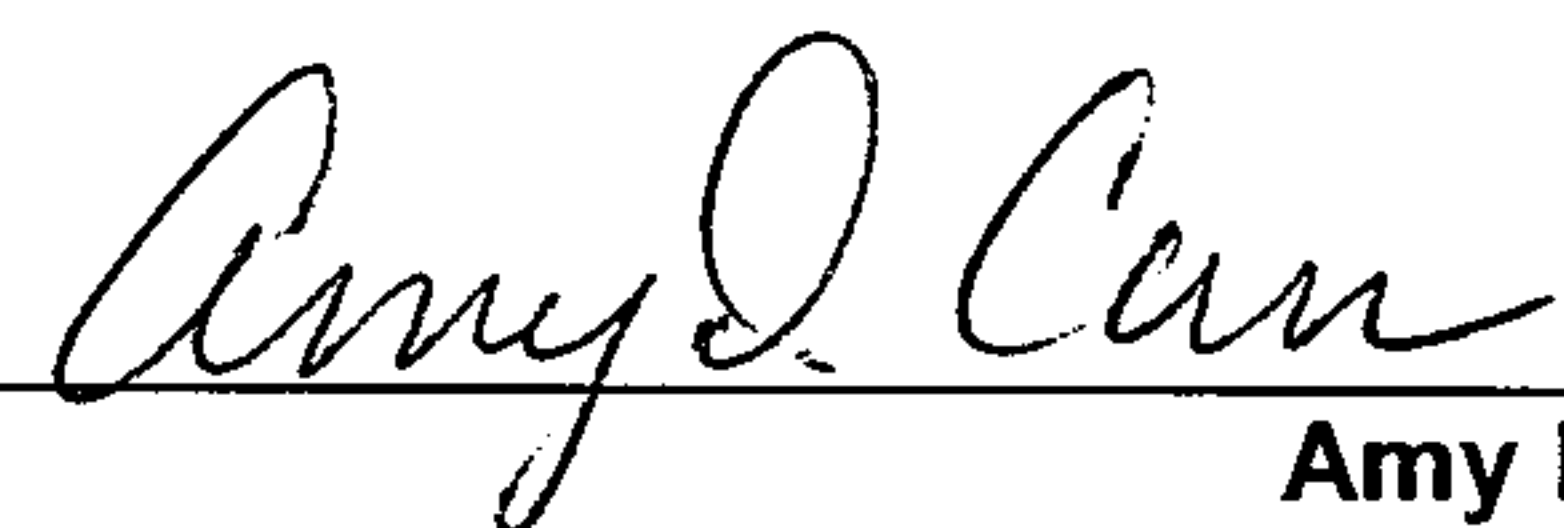
\$283,765.00 of the proceeds come from a mortgage recorded simultaneously herewith.

Subject to: (1) 2018 ad valorem taxes not yet due and payable;
 (2) all mineral and mining rights not owned by the Grantors; and
 (3) all easements, rights-of-way, restrictions, covenants and
 encumbrances of record.

TO HAVE AND TO HOLD UNTO Grantee, **her** heirs and assigns, forever;

And we do for ourselves and for our heirs, executors, and administrators covenant with Grantee, **her** heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to Grantee, **her** heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have set our hands and seals, this 10 day of
September, 2018.

 (Seal)  (Seal)
Robert Johnathan Carr Amy D. Carr

STATE OF ALABAMA

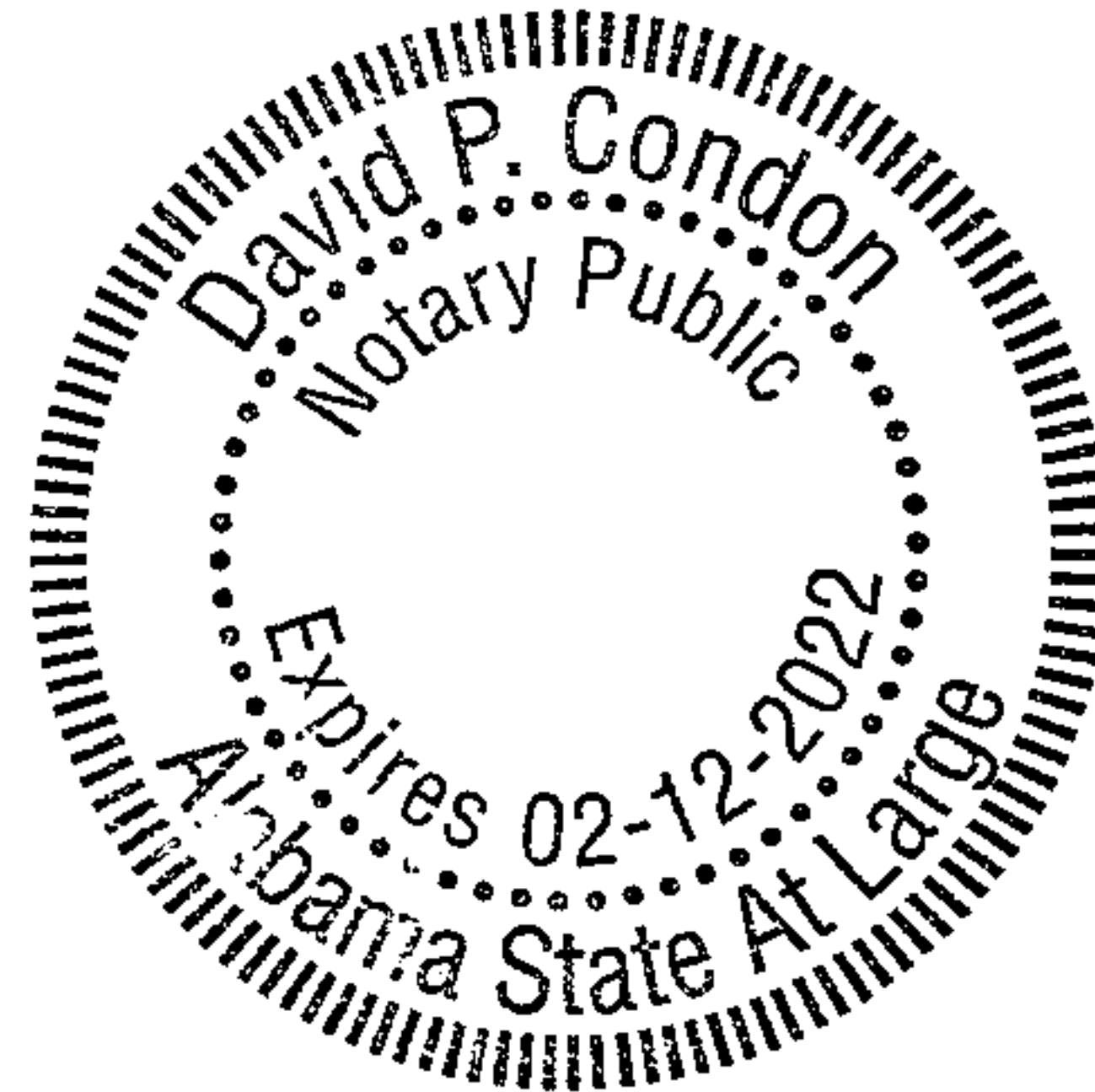
JEFFERSON COUNTY

I, the undersigned Notary Public in and for said County, in said State, hereby certify that
Robert Johnathan Carr and Amy D. Carr whose names are signed to the foregoing conveyance, and
who are known to me, acknowledged before me on this day, that being informed of the contents of the
conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10 day of September, 2018.


Notary Public

My Commission Expires: 11/2/22



REAL ESTATE SALES VALIDATION FORMThis Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1Grantor Name: **Robert Johnathan Carr**Date of Sale: **September 11th, 2018**Grantor Name: **Amy D. Carr**Mailing Address: **929 Tulip Poplar Lane**Total Purchase Price: **\$289,000.00****Hoover, Alabama, 35244**

Or

Actual Value: \$ _____

Property Address: **929 Tulip Poplar Lane**

Or

Hoover, Alabama, 35244

Assessor's Market Value: \$ _____

Grantee Name: **Priscilla Kelley**

Mailing Address: _____

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☐ Appraisal☐ Sales Contract☐ Other _____☒ Closing Statement

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.

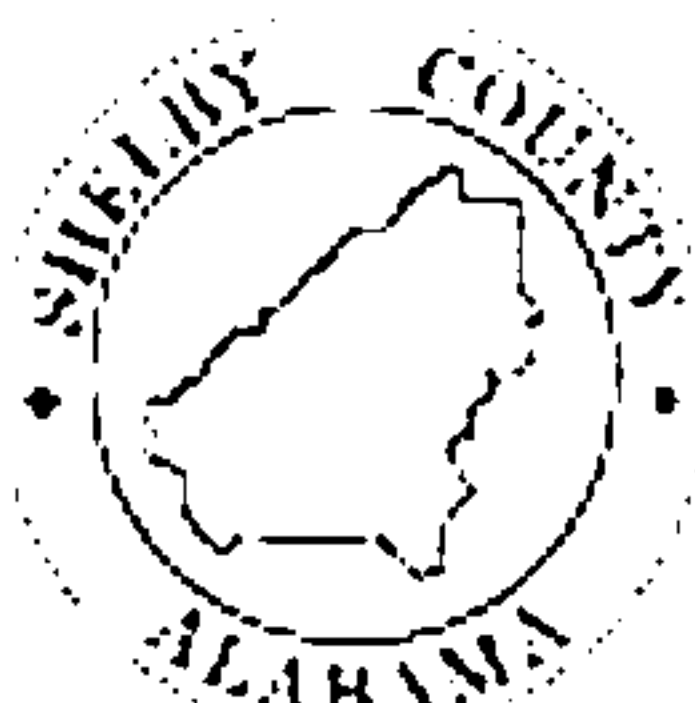
Date of Sale – the date on which interest to the property was conveyed.

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 Section 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 Section 40-22-1 (h).

Date: _____

Print: David Carr_____
(verified by)Sign: [Signature]
(Grantor/Grantee/Owner/Agent) circle one

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 09/24/2018 08:59:46 AM
 \$26.50 JESSICA
 20180924000339240

Allen S. Bayl