

This instrument prepared by:  
Rosalie Doggett  
3170 Highway 31 South  
Pelham, AL 35124

SEND TAX NOTICE TO:  
Michael Cates  
150 Hayebury Ln  
Pelham, AL 35124

20180926000343290  
09/26/2018 11:14:27 AM  
DEEDS 1/2

GENERAL WARRANTY DEED

STATE OF ALABAMA )  
SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred Thirty-Four Thousand Nine Hundred And No/100 Dollars (\$134,900.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Barbara Edwards, unmarried woman, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Michael Cates (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama:

Lot 45, according to the Survey of Final Plat of Hayebury Phase 2, as recorded in Map Book 30, Page 104, Shelby County, Alabama Records.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

Subject to a third party mortgage in the amount of \$130,853.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on this 25 day of September, 2018.

  
Barbara Edwards

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify Barbara Edwards 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 on this 25 day of September, 2018.

Notary Public  
My commission expires: 1/31/21

ROSALIE K DOGGETT  
Notary Public, Alabama State At Large  
My Commission Expires  
January 31, 2021

**Real Estate Sales Validation Form**  
 This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Barbara Edwards

Grantee's Name Michael Cates

Mailing Address \_\_\_\_\_

Mailing Address 150 Hayesbury Ln  
Pelham, AL 35124Property Address 150 Hayesbury Ln  
Pelham, AL 35124

Date of Sale September 25, 2018

Total Purchase Price \$134,900.00

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☐ 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 - Barbara Edwards, . .

Grantee's name and mailing address - Michael Cates, 150 Hayesbury Ln, Pelham, AL 35124.

Property address - 150 Hayesbury Ln, Pelham, AL 35124

Date of Sale - September 25, 2018.

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: September 25, 2018

Sign \_\_\_\_\_

Agent

Validation Form

TS-1801978



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 09/26/2018 11:14:27 AM  
 \$22.50 CHERRY  
 20180926000343290

*Allen S. Bayl*