

SEND TAX NOTICE TO:
Candace Harris
1352 Caliston Way
Pelham, Alabama 35124

20181003000352960
10/03/2018 08:07:57 AM
DEEDS 1/4

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

WARRANTY DEED

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Fifty One Thousand dollars & no cents (\$251,000.00)

To the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, **Shirley C. Haslam, an unmarried woman** (herein referred to as Grantor, whether one or more), do hereby grant, bargain, sell and convey unto **Candace Harris** (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

LOT 568, ACCORDING TO THE FINAL PLAT OF CALISTON AT BALLANTRAE, PHASE 2, AS RECORDED IN MAP BOOK 35, PAGE 62, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$ 243,470.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

Subject to:

Taxes for the year 2018 and subsequent years

Easements, Restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any

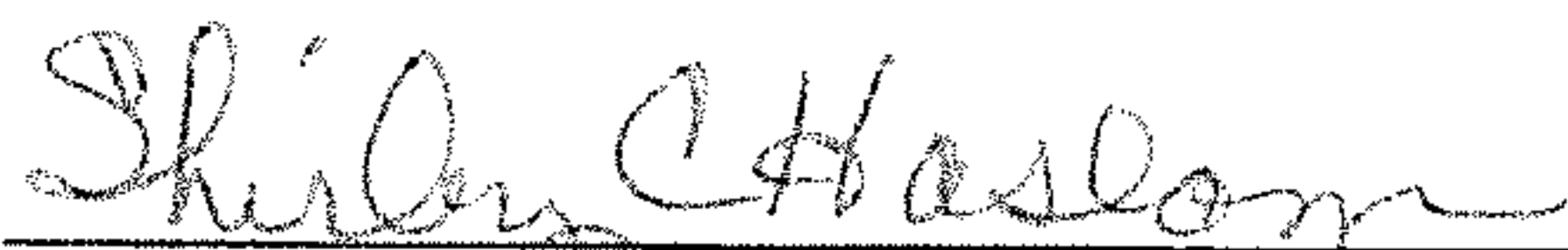
Mineral and mining rights, if any.

Covenants, conditions and restrictions (deleting therefrom, any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Book Instrument #20050706000338450 in the Probate Office of Shelby County, Alabama.

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 **September 28, 2018** .

 (Seal)
Shirley C. Haslam

STATE OF ALABAMA

General Acknowledgement

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Shirley C. Haslam, an unmarried woman** , 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 28th day of September, 2018

See attached certificate
Notary Public.

(Seal)

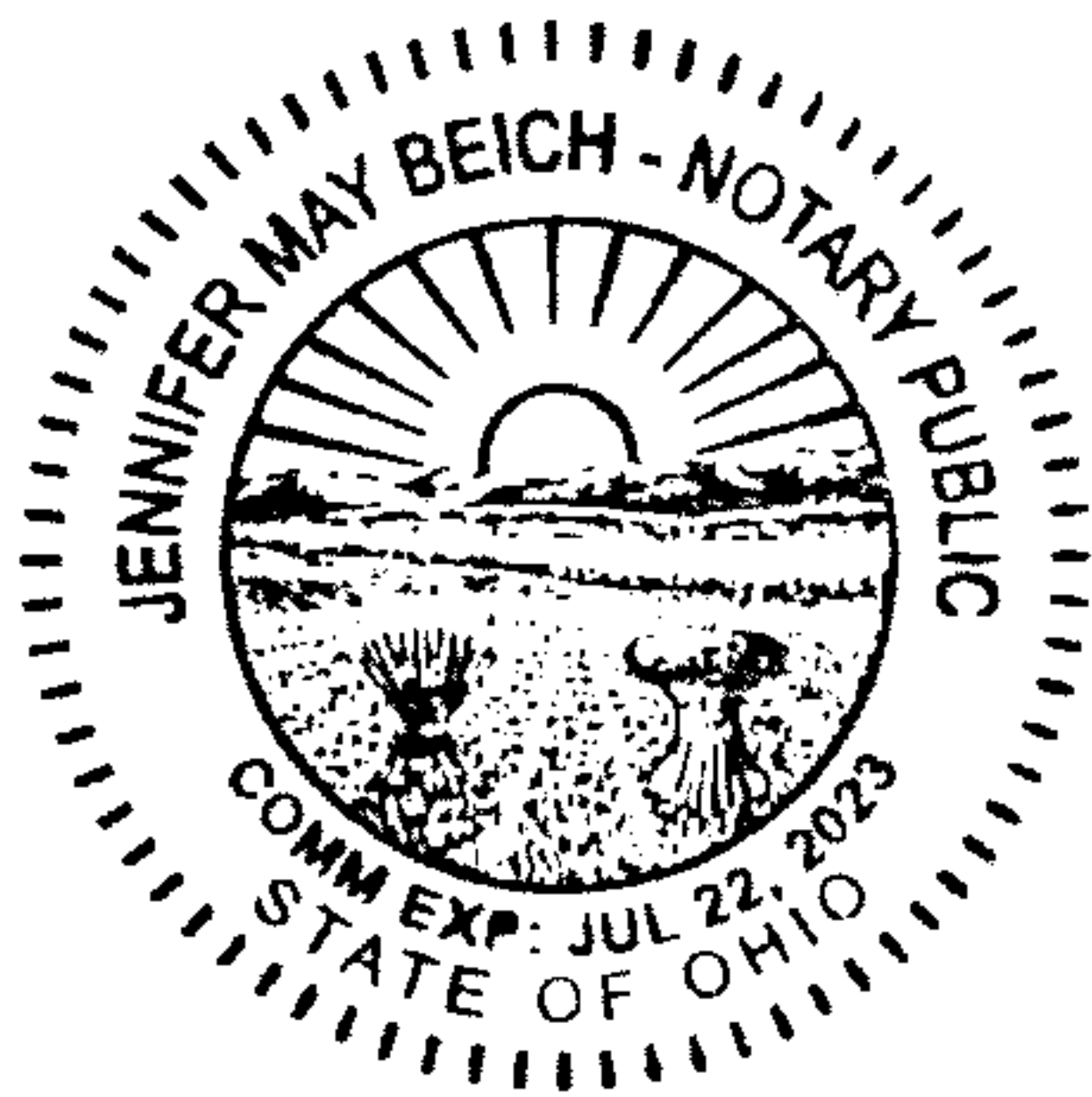
My Commission Expires: _____

INDIVIDUAL ACKNOWLEDGMENT

State/Commonwealth of Ohio
County of Montgomery } ss.
On this the 28th day of September, 2018, before me,
Jennifer May Beich, the undersigned Notary Public,
Name of Notary Public
personally appeared Shirley C. Haslam,
Name(s) of Signer(s)

☐ personally known to me – OR –

☒ proved to me on the basis of satisfactory evidence



to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same for the purposes therein stated.

WITNESS my hand and official seal.

Jennifer May Beich
Signature of Notary Public
comm exp 7/22/2023

Place Notary Seal/Stamp Above

Any Other Required Information
(Printed Name of Notary, Expiration Date, etc.)

OPTIONAL

This section is required for notarizations performed in Arizona but is optional in other states. Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Warranty Deed
Document Date: 9/28/18 Number of Pages: 2
Signer(s) Other Than Named Above: NA

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 Shirley C. Haslam

Grantee's Name Candace Harris

Mailing Address 2460 Rugby Road
Dayton, Ohio 45406

Mailing Address 1352 Caliston Way
Pelham, Alabama 35124

Property Address 1352 Caliston Way
Pelham, Alabama 35124

Date of Sale 09/28/2018

Total Purchase Price \$251,000.00

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 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 9/28/18

Print Candace Harris

Unattested

BUR
(verified by)

Sign Candace Harris
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/03/2018 08:07:57 AM
\$32.00 CHERRY
20181003000352960

Alicia S. Bayl