

WARRANTY DEED

State of Alabama
Shelby County

Send Tax Notice to: Kathryn D Vidal
2030 Ashley Brook Way, Helena AL 35080

Know all men by these presents:

That in consideration of One Hundred Fourteen Thousand Eight Hundred No/100 Dollars (\$114,800.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Matthew Wilkinson, a Married person (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto: Kathryn D Vidal (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 Survey of Ashley Brook, as recorded in Map Book 22, Page 78, in the Probate Office of Shelby County, Alabama.

Subject to Easements, Restrictions, and Rights Of Way of Record.

This is not the Homestead of the above Grantor nor his spouse

\$111,356.00 of the purchase price was obtained by a purchase money mortgage filed simultaneously herewith

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 I/We have hereunto set my/our hand(s) and seal(s), this 2nd day of October, 2018.

*Matthew Wilkinson by
Lynn M Peters his Attorney in fact*

Matthew Wilkinson by Lynn M Peters
his Attorney in Fact

STATE OF Florida

COUNTY Escambia

General Acknowledgment

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that Lynn M Peters as Attorney in Fact for Matthew Wilkinson, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me that, being informed of the contents of the Conveyance that Lynn M Peters in his/her capacity as Attorney in Fact did executed the same voluntarily and acting within the scope and power of said Power of Attorney for Matthew Wilkinson on the day the same bears date.

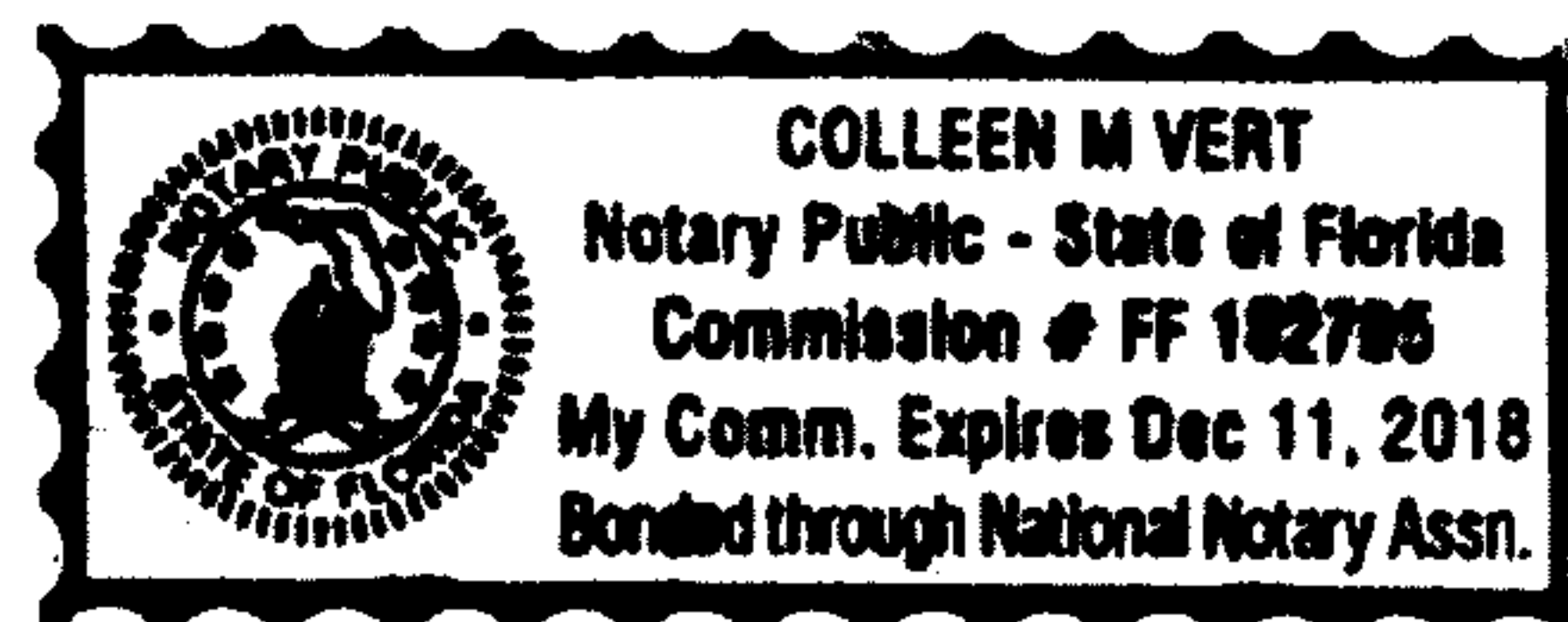
Given under my hand and official seal this 2nd day of October, 2018.

Colleen M Vert

NOTARY PUBLIC

MY COMMISSION EXPIRES: 12-11-2018

Prepared by: Parker Law Firm, LLC
Jeremy Lee Parker
1560 Montgomery Hwy Ste 205
Birmingham, AL 35216



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

Grantor's Name	Mathew Wilkinson <u>99a Evan Lode Crescent</u>	Grantee's Name	Kathryn D Vidal
Mailing Address	<u>Coundon, Coventry CV6 1BW UK</u>		
	<u>2030 Ashley Brook Way</u>		<u>2030 Ashley Brook Way</u>
	<u>Helena AL 35080</u>		<u>Helena AL 35080</u>
Property Address	<u>2030 Ashley Brook Way</u>	Date of Sale	October <u>3rd</u> 2018
	<u>Helena AL 35080</u>	Total Purchase Price	<u>\$114,800.00</u>
		Or	
		Actual Value	<u>\$</u>
		Or	
		Assessor's Market Value	<u>\$</u>

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 § 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: October 2 2018
☐ Unattested

(verified by) _____

Print:

Mathew Wilkinson by
 [Signature]
 Sign: attorney in fact
 Grantor/Grantee/Owner/Agent (circle one)
 Form RT-1



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 10/04/2018 12:53:02 PM
 \$24.50 CHERRY
 20181004000354890

Allen S. Bayl