

Commitment Number: 24385223

This instrument prepared by:

Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170 and Thomas Granville McCroskey, Esq., Member of the Alabama Bar and licensed to practice law in Alabama.

After Recording Return To:

ServiceLink

1355 Cherrington Parkway

Moon Township, PA 15108

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
13 8 27 4 002 107.000

GENERAL WARRANTY DEED

Peggy Allison Rector, unmarried, whose mailing address is **1138 INDEPENDENCE DR., ALABASTER, AL 35007**, hereinafter grantor, for \$1.00 (One Dollar and Zero Cents) in consideration paid, grants, with general warranty covenants to **Peggy Allison Rector, unmarried, and Dennis Gregg Rector, unmarried**, hereinafter grantees, whose tax mailing address is **1138 INDEPENDENCE DR., ALABASTER, AL 35007**, the following real property:

Lot 107, according to the Map and Survey of Autumn Ridge, as recorded in Map Book 12, Page 4, 5 and 6, in the Office of Judge of Probate of Shelby County, Alabama. Source of Title: Deed Instrument 20180221000055020

Property Address is: 1138 INDEPENDENCE DR., ALABASTER, AL 35007

Prior instrument reference: **20180221000055020**

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to general warranty covenants, the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Executed by the undersigned on September 20, 2018:

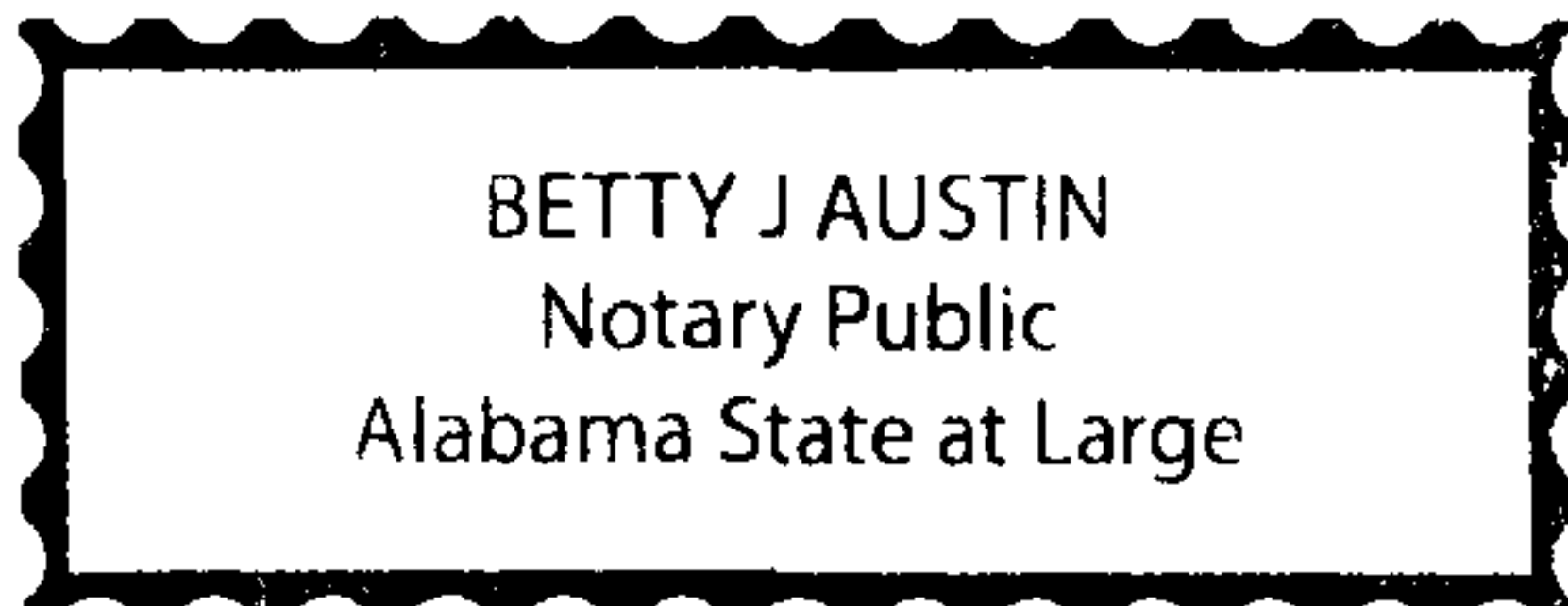
Peggy Allison Rector
Peggy Allison Rector

STATE OF Alabama
COUNTY OF shelby

I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that **Peggy Allison Rector** whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date that, being informed of the contents of the conveyance, he/she, executed the same voluntarily on the day the same bears date.

Given under my hand an official seal this 20th day of Sept., 2018

Betty J Austin
Notary Public Betty J Austin



My Commission Expires
July 10, 2019

Real Estate Sales Validation Form

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

Grantor's Name Peggy Allison Rector

Mailing Address _____

Property Address 1138 INDEPENDENCE DR.,
ALABASTER, AL 35007

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/09/2018 11:13:05 AM
\$100.00 CHERRY
20181009000359520

Alicia S. Byrd

Grantee's Name Peggy Allison Rector and
Dennis Gregg RectorMailing Address 1138 INDEPENDENCE DR.,
ALABASTER, AL 35007Date of Sale 9/20/18
Total Purchase Price 1.00

or

Actual Value \$

or

Assessor's Market Value \$158,000.00

(transfer tax based on 1/2 market value, which is
\$79,000)

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 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 10/03/2018

Print Clarence K. McKenzie Jr.

Unattested

Sign Clarence K. McKenzie Jr.

(verified by)

(Grantor/Grantee/Owner/Agent) circle one