

THIS INSTRUMENT PREPARED BY:

George M. Vaughn, Esq.
100 Olde Towne Road, Ste 105
Birmingham, AL 35216

SEND TAX NOTICE TO:

ANGELA MARIA BARRY
2041 KENSINGTON CT
CALERA, AL 35040

WARRANTY DEED

20181015000364500

STATE OF ALABAMA)

10/15/2018 09:10:02 AM

SHELBY COUNTY)

DEEDS 1/3

KNOW ALL MEN BY THESE PRESENTS that in consideration in the sum of One Hundred Eighty Six Thousand and 00/100 Dollars (\$186,000.00) paid by the Grantee herein, the receipt of which is hereby acknowledged, LYMAN ERIC PERRINE, JR., AND CORTNEY MICHELLE PERRINE, HUSBAND AND WIFE (herein referred to as "Grantors"), do grant, bargain, sell, and convey unto ANGELA MARIA BARRY (herein referred to as "Grantee"), all of his/her/their right, title, and interest in the following described real estate, situated in Shelby County, Alabama, to wit:

LOT 22, ACCORDING TO THE SURVEY OF KENSINGTON PLACE, PHASE 1, SECTOR 1, AS RECORDED IN MAP BOOK 37, PAGE 147, IN THE PROBATE RECORDS OF SHELBY COUNTY, ALABAMA

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.

\$176,700 OF THE PURCHASE PRICE WAS DERIVED FROM A MORTGAGE LOAN CLOSED SIMULTANEOUSLY HERewith

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantee, and her assigns, that we are lawfully seized in fee simple of said premises; that it is 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 the said Grantee, and her assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals, this 12th day of OCTOBER, 2018.

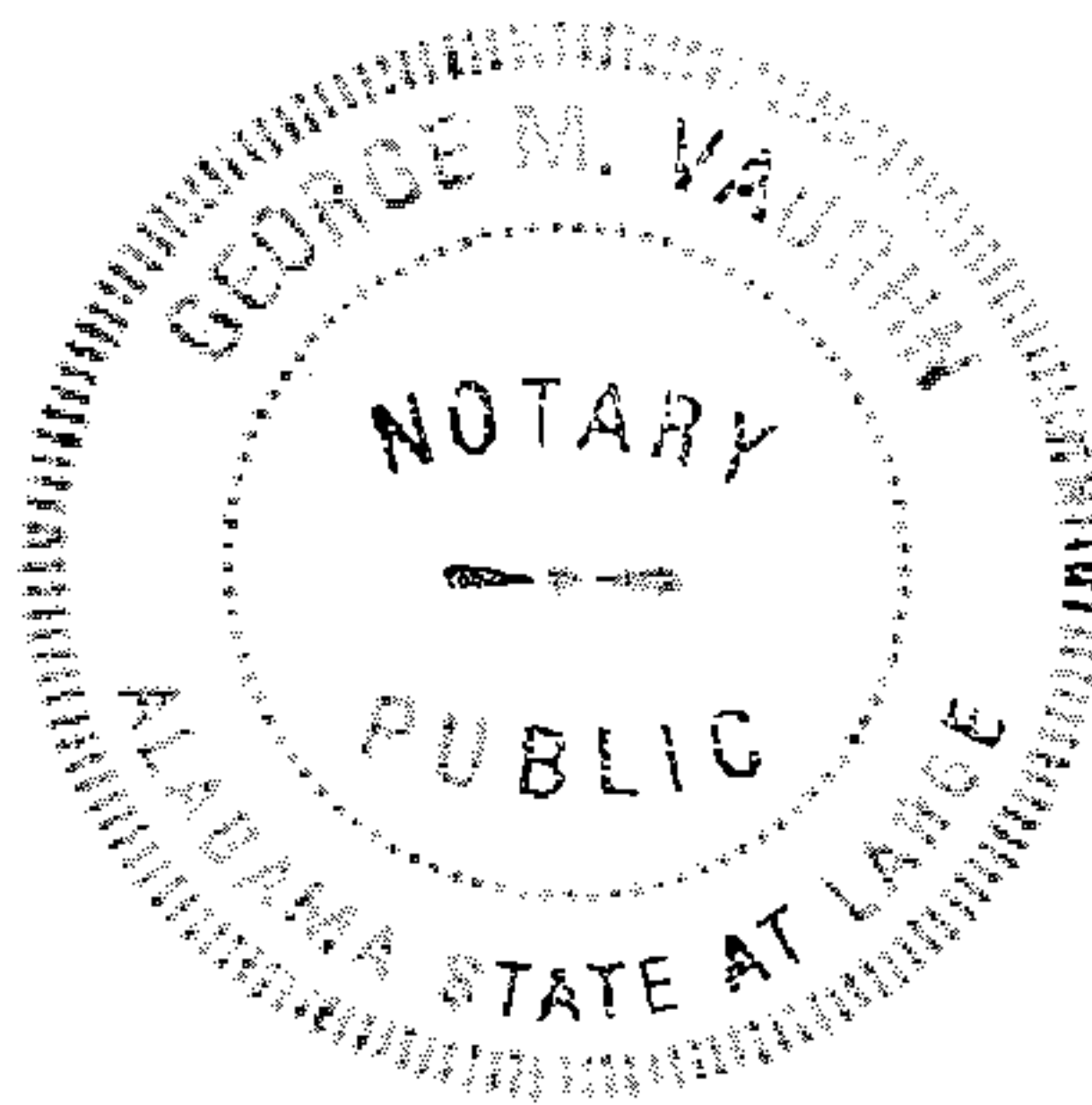
Lyman Eric Perrine, Jr.
LYMAN ERIC PERRINE, JR.

Courtney Michelle Perrine
CORTNEY MICHELLE PERRINE

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that, LYMAN ERIC PERRINE, JR., whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12th day of OCTOBER, 2018.



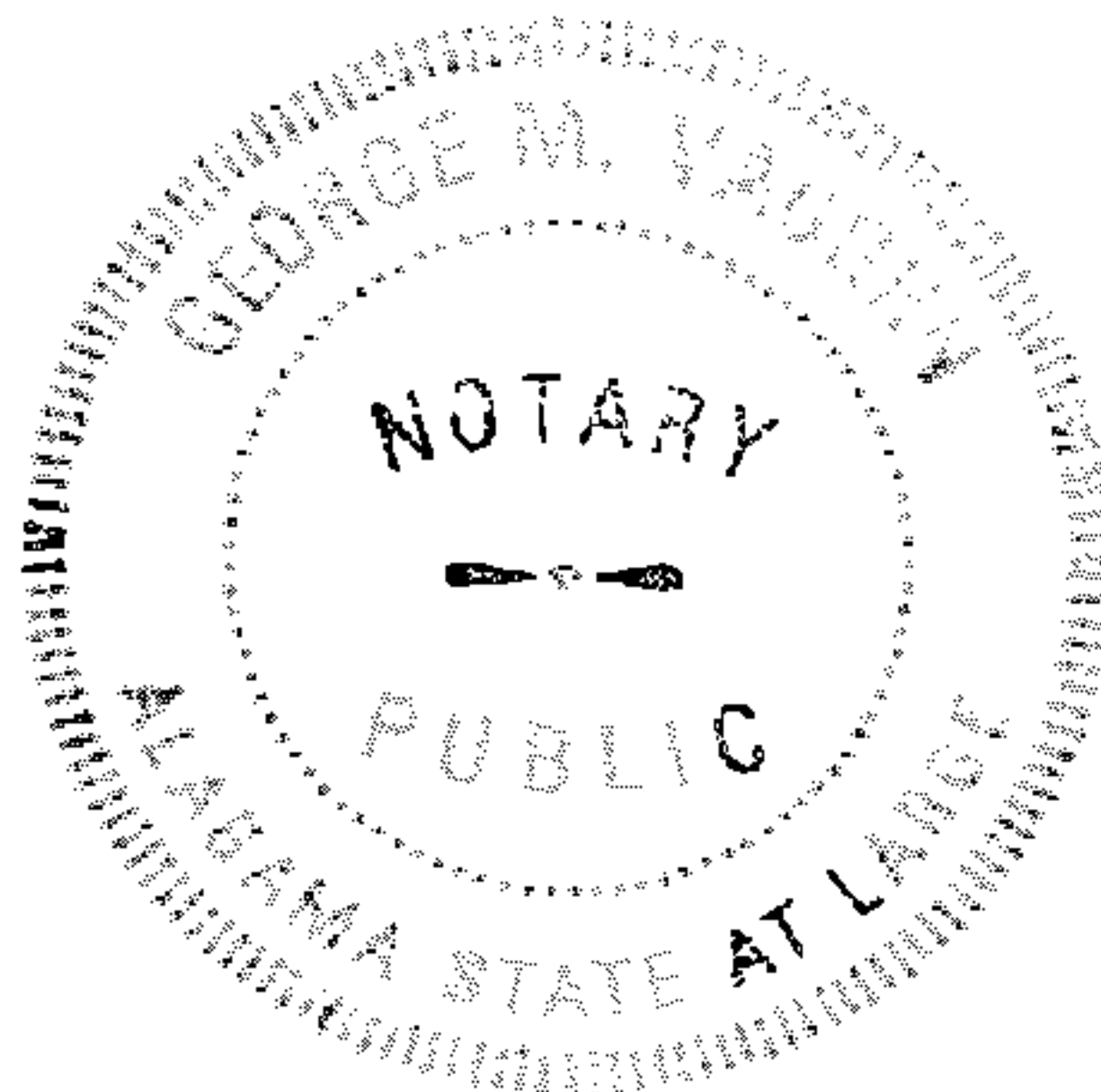
[Signature]
Notary Public

My Commission Expires: 9/18/2021

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that, CORTNEY MICHELLE PERRINE whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12th day of OCTOBER, 2018.



[Signature]
Notary Public

My Commission Expires: 9/18/2021

Real Estate Sales Validation Form

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

Grantor's Name Lyman Eric Perrine, Jr.
 Mailing Address c/o George Vaughn
100 Old Towne Road Ste 105
Birmingham AL 35212

Grantee's Name Angela Marie Barry
 Mailing Address 2041 Kensington Ct
Calera AL 35040

Property Address 2041 Kensington Ct
Calera AL 35040

Date of Sale 10/12/2018
 Total Purchase Price \$ 186,000

or
 Actual Value \$ _____

or
 Assessor's Market Value \$ _____



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 10/15/2018 09:10:02 AM
 \$30.50 CHERRY
 20181015000364500

Ann S. Byrd

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 10/12/2018

Print

George Vaughn

Sign

[Signature]

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one