

20181016000366650
10/16/2018 02:21:22 PM
DEEDS 1/3

Send tax notice to:
David A. Looney
1989 Mountain Laurel Lane
Hoover, AL 35244

PEL1800624
This instrument prepared by:
S. Kent Stewart / Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243
PEL1800624

STATE OF ALABAMA
SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Sixty Three Thousand Five Hundred and 00/100 Dollars (\$163,500.00) in hand paid to the undersigned, **Thomas Milton Land, II, an unmarried man** (hereinafter referred to as "Grantor"), by **David A. Looney** (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 14-A, according to a Resurvey of Lots 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22 and Recreational Area of Davenports Addition to Riverchase West, Sector 2, as recorded in Map Book 8, Page 40, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2018 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS
OF RECORD.

The Grantor does for himself, his heirs and assigns, covenant with Grantee, his heirs, executors, administrators and assigns, that he is lawfully seized in fee simple of said premises; that it is free from all encumbrances except as noted above; that he has a good right to sell and convey the same as aforesaid; and that he will, and his heirs, executors, administrators shall warrant and defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims of all persons.

TO HAVE AND TO HOLD to Grantee, his heirs, executors, administrators and assigns forever.

IN WITNESS WHEREOF, Grantor has set his signature and seal on this, the 12th day of October, 2018.



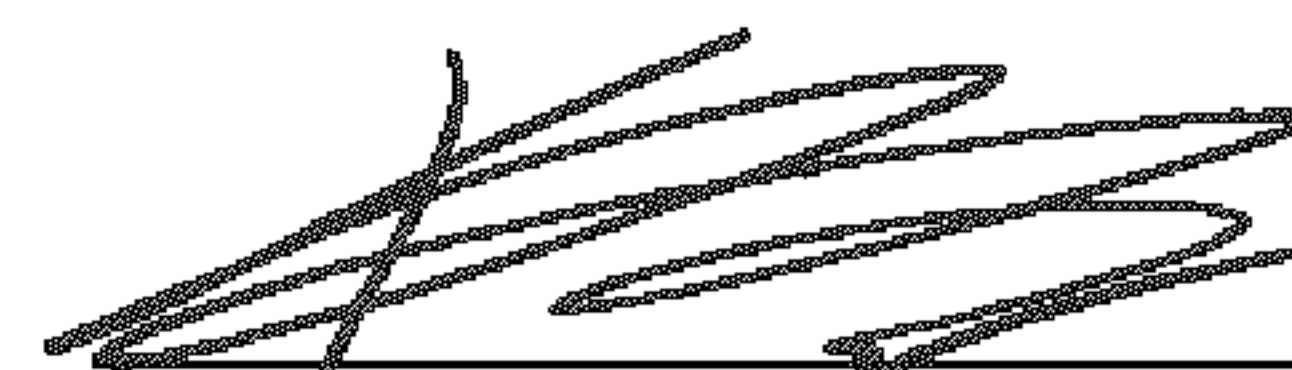
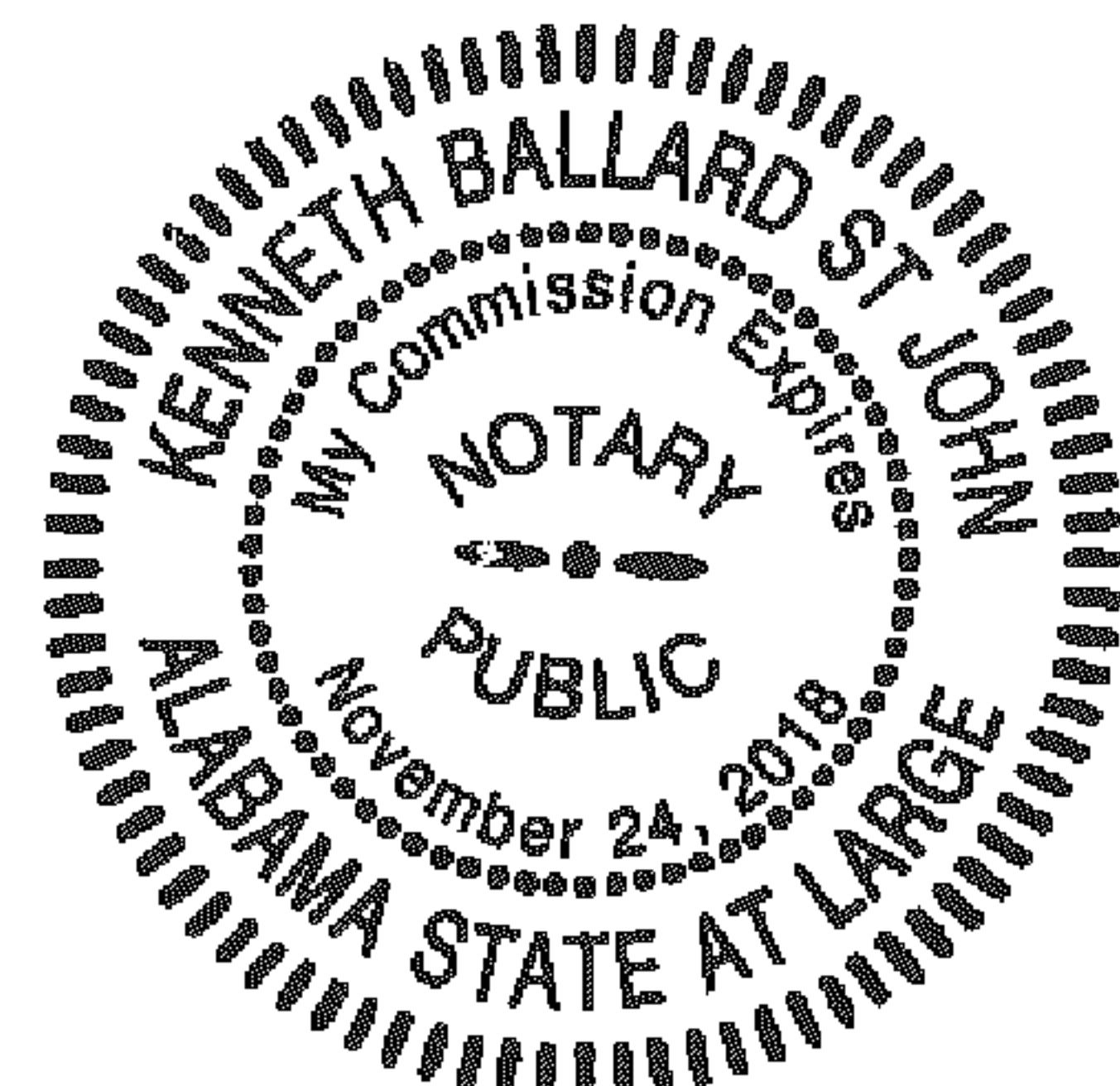
Thomas Milton Land, II

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Thomas Milton Land, II**, an unmarried man, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he executed the same voluntarily on the day the same bears date.

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

(Notary Seal)



Notary Public
Print Name: Kenneth Ballard St. John
Commission Expires: 11/24/2018

Real Estate Sales Validation Form

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

Grantor's Name	Thomas Milton Land, II	Grantee's Name	David A. Looney
Mailing Address	921 Riverchase Parkway W	Mailing Address	1989 Mountain Laurel Lane
	Hoover, AL 35244		Hoover, AL 35244

Property Address	1989 Mountain Laurel Lane	Date of Sale	10/12/18
	Hoover, AL 35244	Total Purchase Price	\$ 163,500.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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).

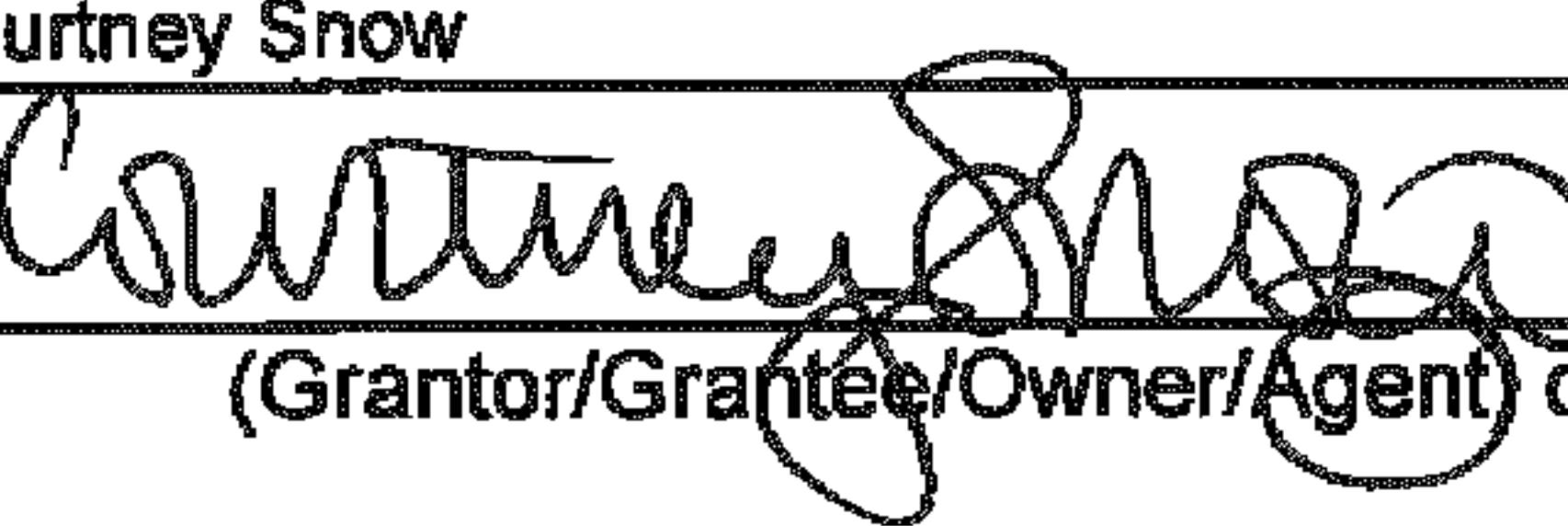
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 10/12/18

Print Courtney Snow

Unattested

Sign



(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

Allen S. Brey

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/16/2018 02:21:22 PM
S184.50 CHERRY
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