

This instrument prepared by:
Michael Galloway
300 Office Park Drive, Suite 310
Birmingham, AL 35223

SEND TAX NOTICE TO:
Haley Brooke Davis
434 Tocoa Rd.
Helena, AL 35080

GENERAL WARRANTY DEED

20181102000389160
11/02/2018 09:10:50 AM
DEEDS 1/2

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred Thirty-Five Thousand And No/100 Dollars (\$135,000.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Ali P. Pilcher and Chad Alan Pilcher, wife and husband, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Haley Brooke Davis (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama**:

Lot 8, according to the Survey of Tocoa Parc Phase 2, as recorded in Map Book 25, Page 79, in the Probate Office 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.

The purchase of the herein described real property is being financed in whole or in part by the proceeds of a PURCHASE MONEY MORTGAGE being executed simultaneously herewith.

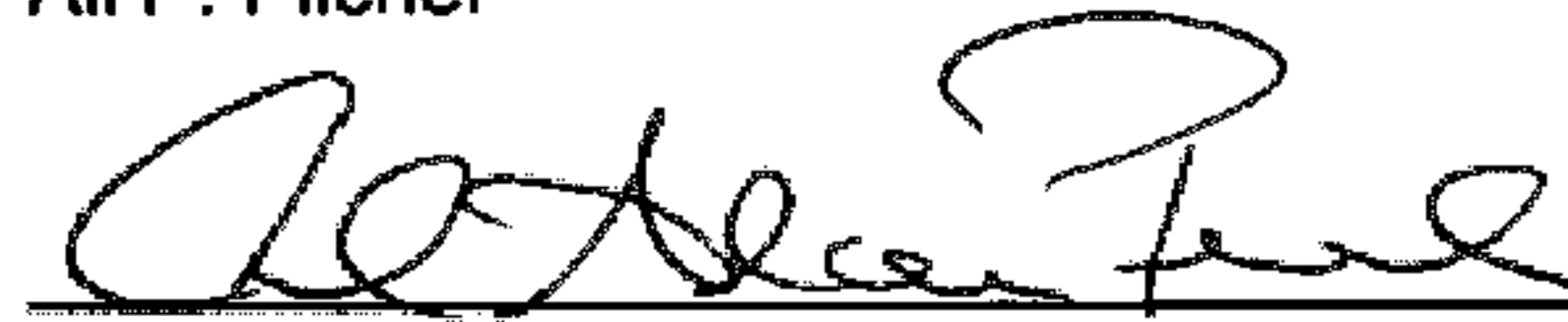
Subject to a third party mortgage in the amount of \$108,000.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on this 31 day of October, 2018.



Ali P. Pilcher




Chad Alan Pilcher

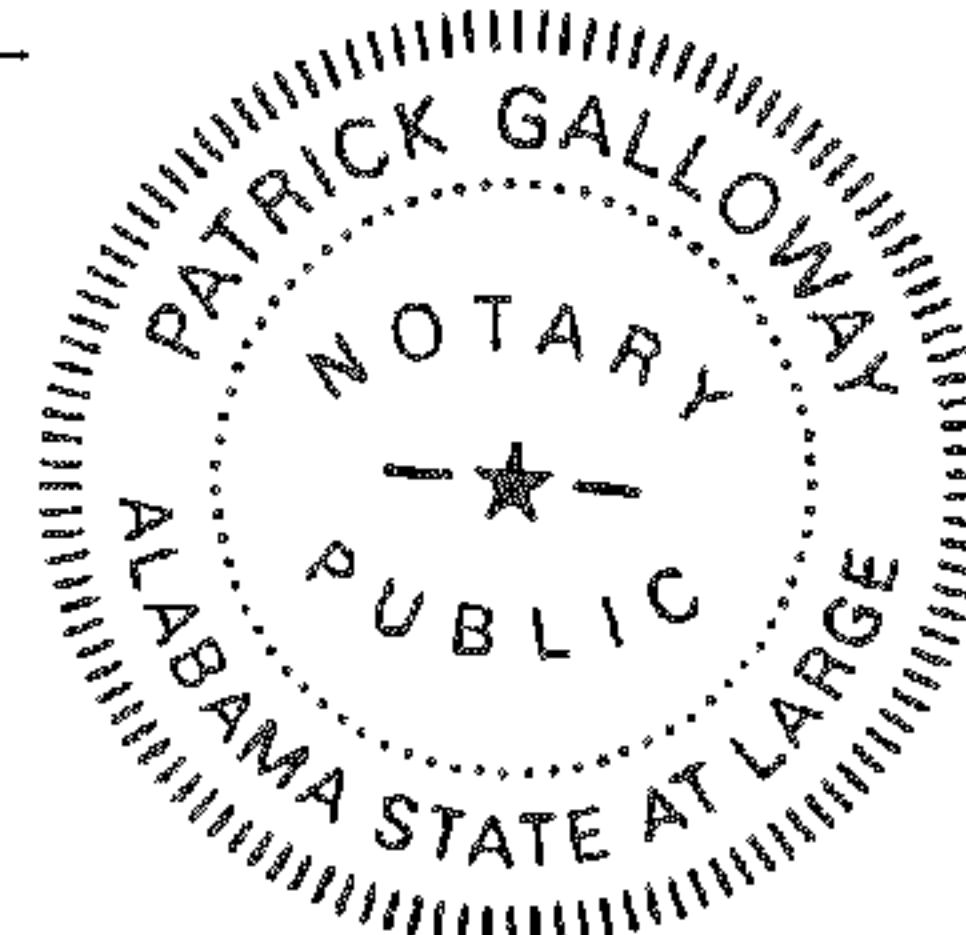
STATE OF Alabama
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify Ali P. Pilcher and Chad Alan Pilcher 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 31 day of October, 2018.



Notary Public
My commission expires: 10-4-21



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

Grantor's Name Ali P. Pilcher

Grantee's Name Haley Brooke Davis

Mailing Address 434 Tocoa Rd.
Helena, AL 35080Mailing Address 22783 Sunrose Street
Corona, CA 92883Property Address 434 Tocoa Rd.
Helena, AL 35080

Date of Sale October 30, 2018

Total Purchase Price \$135,000.00

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☐ 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 - Ali P. Pilcher, 434 Tocoa Rd., Helena, AL 35080.

Grantee's name and mailing address - Haley Brooke Davis, 22783 Sunrose Street, Corona, CA 92883.

Property address - 434 Tocoa Rd., Helena, AL 35080

Date of Sale - October 30, 2018.

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 with 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 30, 2018

Sign

Agent



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/02/2018 09:10:50 AM
\$45.00 CHERRY
20181102000389160

Allen S. Bayl