

WARRANTY DEED

STATE OF ALABAMA
County of Shelby

Send Tax Notice To:
Mark Gano Sr
233 Saratoga Lane, Calera AL 35040

Know all men by these presents:

That in consideration of One Hundred Twenty Three Thousand and No/100 Dollars (\$123,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Teresa Lockhart, a Single person (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto: Mark Gano Jr (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 26, according to the Survey of a Final Plat of the Cottages of Saratoga, Phase I, as recorded in Map Book 31, Page 114, in the Probate Office of Shelby County, Alabama.

\$124,242.00 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 10th day of November, 2018

Teresa Lockhart

STATE OF Alabama

COUNTY Jefferson

General Acknowledgment

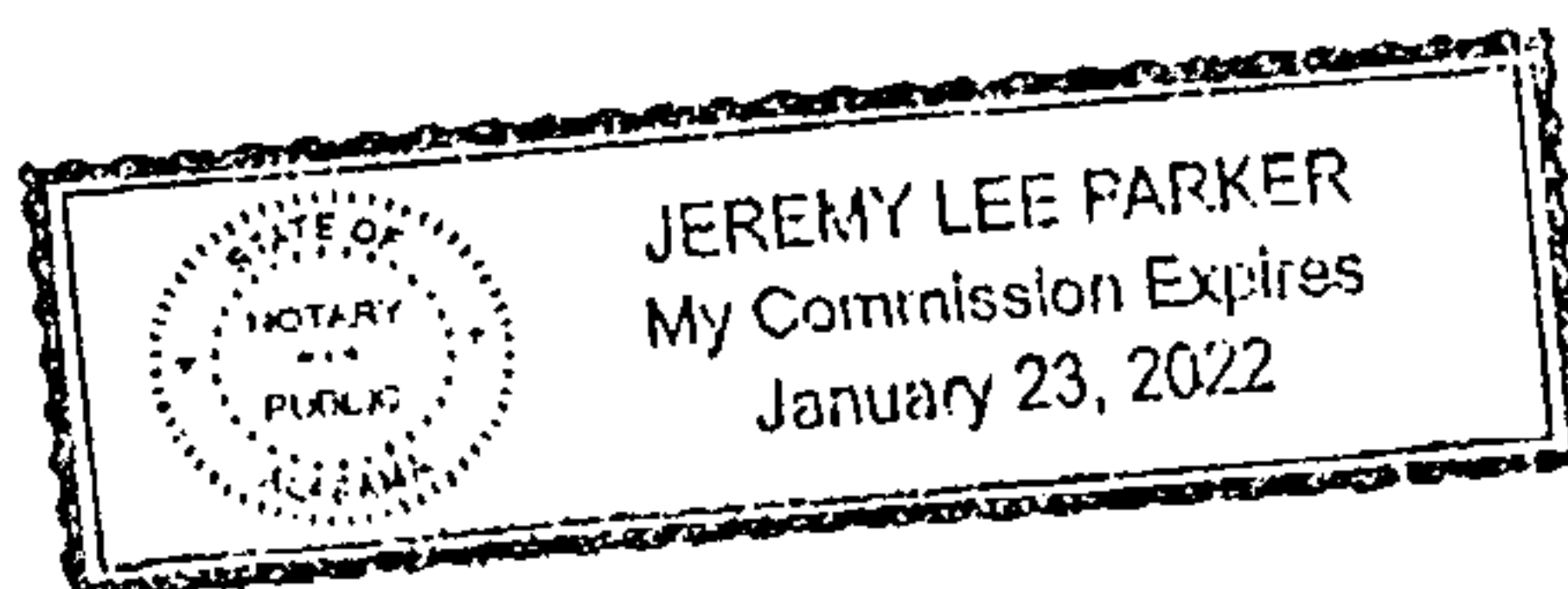
I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that Teresa Lockhart whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10th day of November, 2018.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-23-22

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



20181210000429220 2/3 \$22.00
Shelby Cnty Judge of Probate, AL
12/10/2018 08:34:06 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name	Teresa Lockhart	Grantee's Name	Mark Gano, JR
Mailing Address			
	233 Saratoga Lane		233 Saratoga Lane
	Calera AL 35040		Calera AL 35040
Property Address	233 Saratoga Lane	Date of Sale	November 16 th , 2018
	Calera AL 35040	Total Purchase Price	\$123,000.00
		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 - 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: November 2018
Unattested

(verified by)

Filed and Recorded
Official Public Records

Print: Teresa Lockhart

Sign: _____
Grantor/Grantee/Owner/Agent (circle one)

Form RT-1



20181210000429220 3/3 \$22.00
- Shelby Cnty Judge of Probate, AL
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nty Alabama, County

Allen S. Bayl