

20190102000000390 1/3 \$41.00
Shelby Cnty Judge of Probate, AL
01/02/2019 10:13:57 AM FILED/CERT

Send Tax Bills To:

Howard Anthony Childress
519 Foothills Ledge
Chelsea, AL 35043

This Instrument Prepared by:

Neil E. Senkbeil, Esq.
Deep South Title, LLC
4000 Eagle Point Corporate Dr.
Birmingham, AL 35242

STATE OF ALABAMA)
 :
COUNTY OF SHELBY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which, whereof is acknowledged, the undersigned, **ELLIOTT RAY HENDERSON AND MARIE HENDERSON**, husband and wife, ("Grantors") do hereby grant, bargain, sell and convey unto **HOWARD ANTHONY CHILDRESS** ("Grantee") his heirs, executors, administrators, successors and assigns the following described real estate, together with any and all buildings, improvements, fixtures, and appurtenances, thereon or pertaining thereto:

Lot 30, according to the Survey of Foothills Point as recorded in Map Book 32, Page 33, in the Office of the Judge of Probate of Shelby County, Alabama.

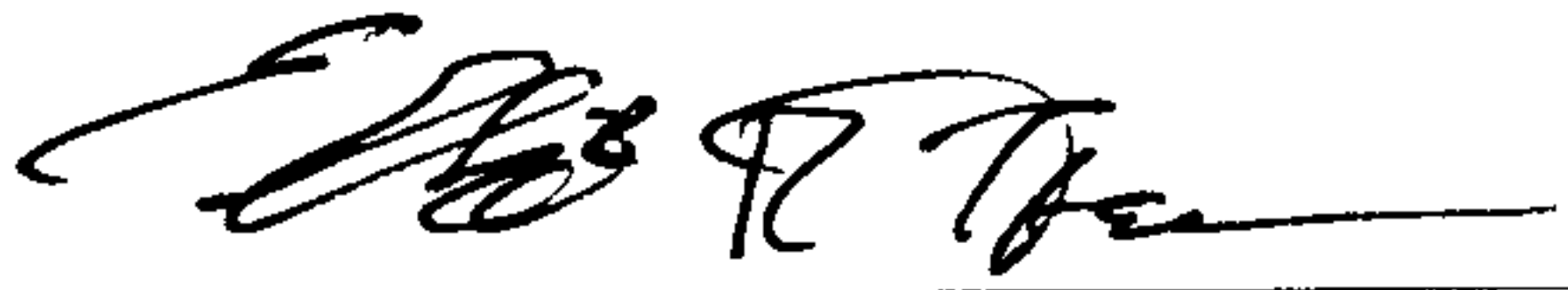
Subject to current taxes and all covenants, conditions, restrictions, easements and mortgages of record.

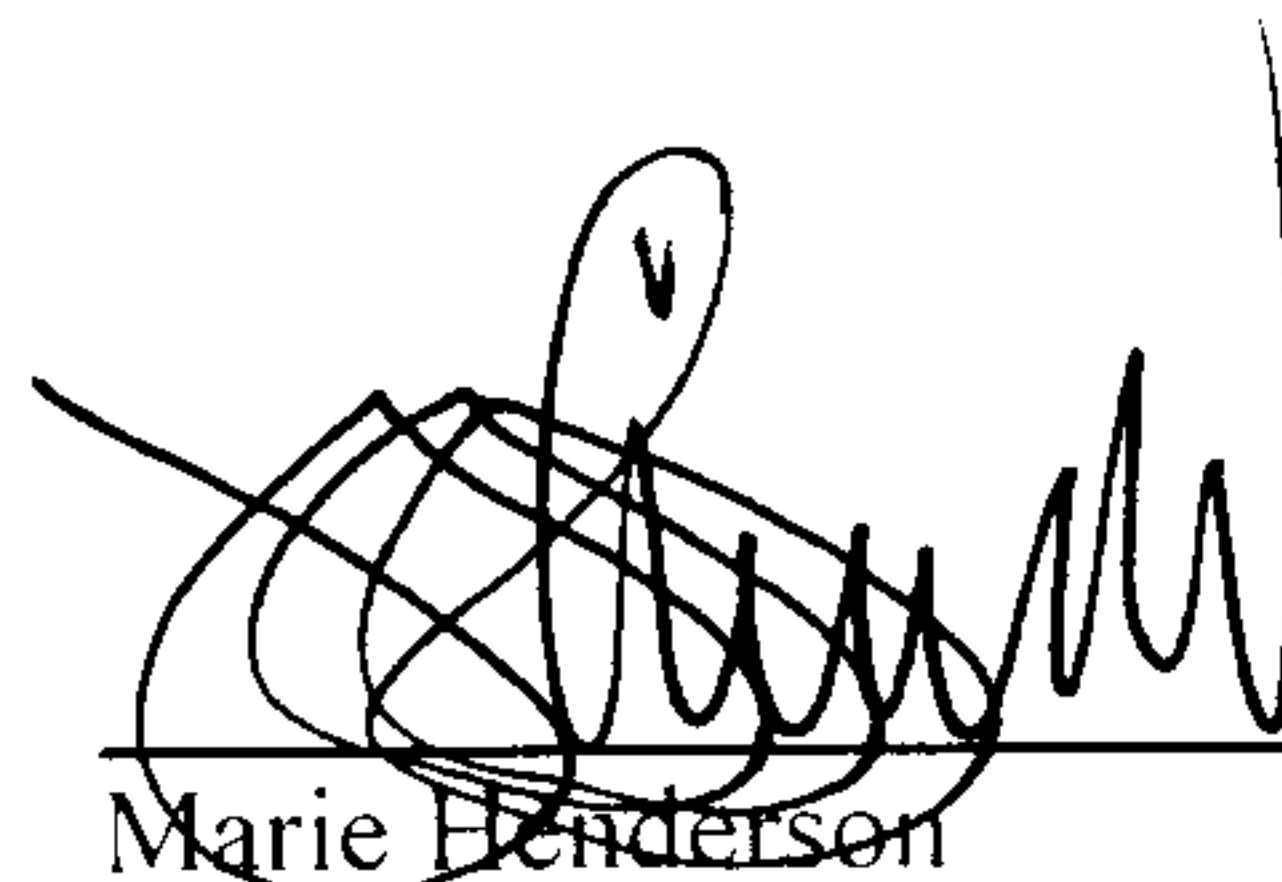
\$205,000.00 of purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto Grantee his heirs, executors, administrators, successors and assigns. And Grantors do for themselves and for the heirs, executors, administrators, successors and assigns of Grantors, covenant with the said Grantee, his heirs, executors, administrators, successors and assigns, that Grantors are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above, that Grantors have a good right to sell and convey the same as aforesaid; that Grantors will and the heirs, executors, administrators, successors and assigns of Grantors shall warrant and defend the same to the said Grantee, his heirs, executors, administrators, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantors have hereunto set their hands and seals this the 28th day of December, 2018.

"GRANTORS:"

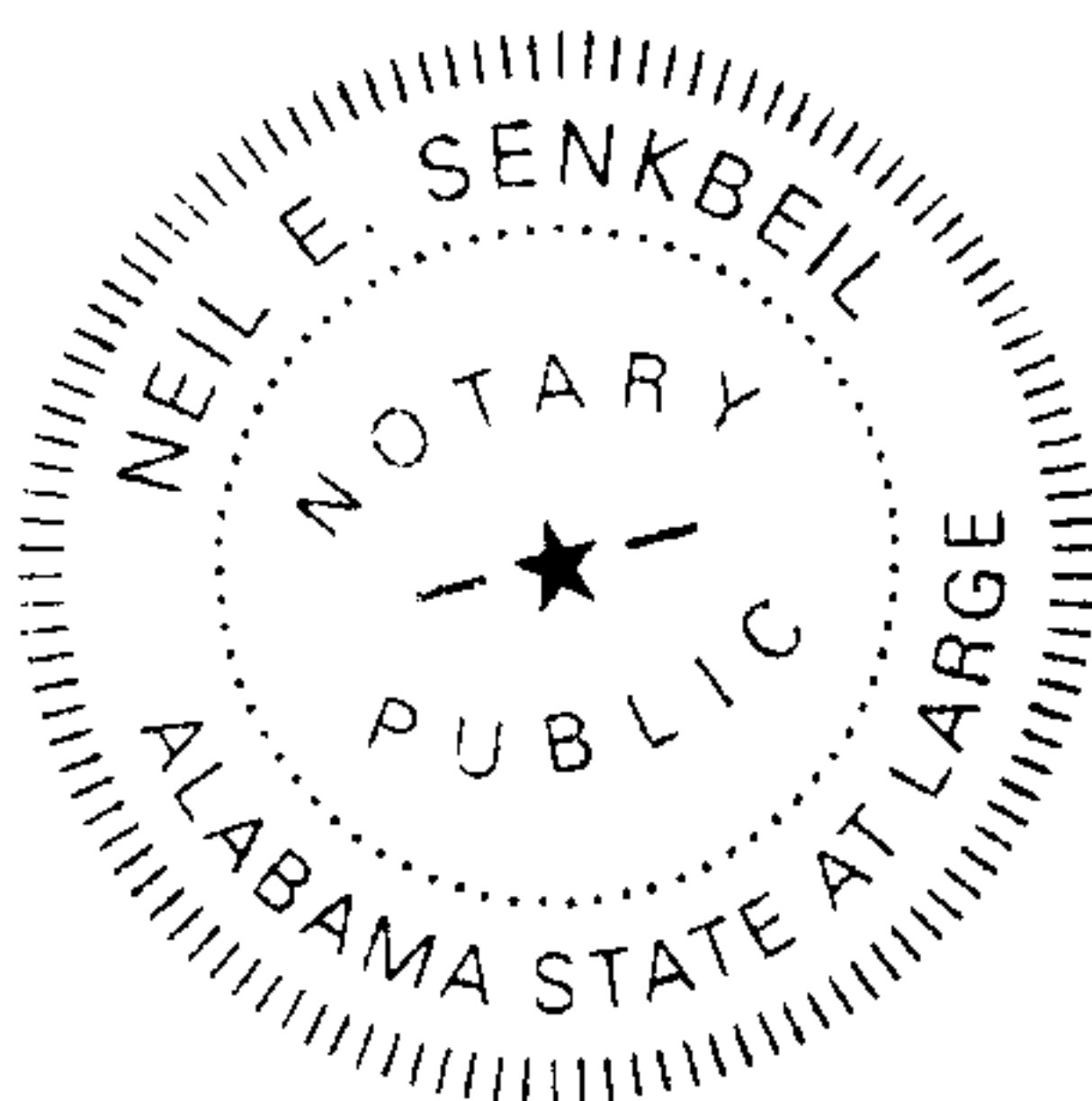
 [SEAL]
Elliot Ray Henderson

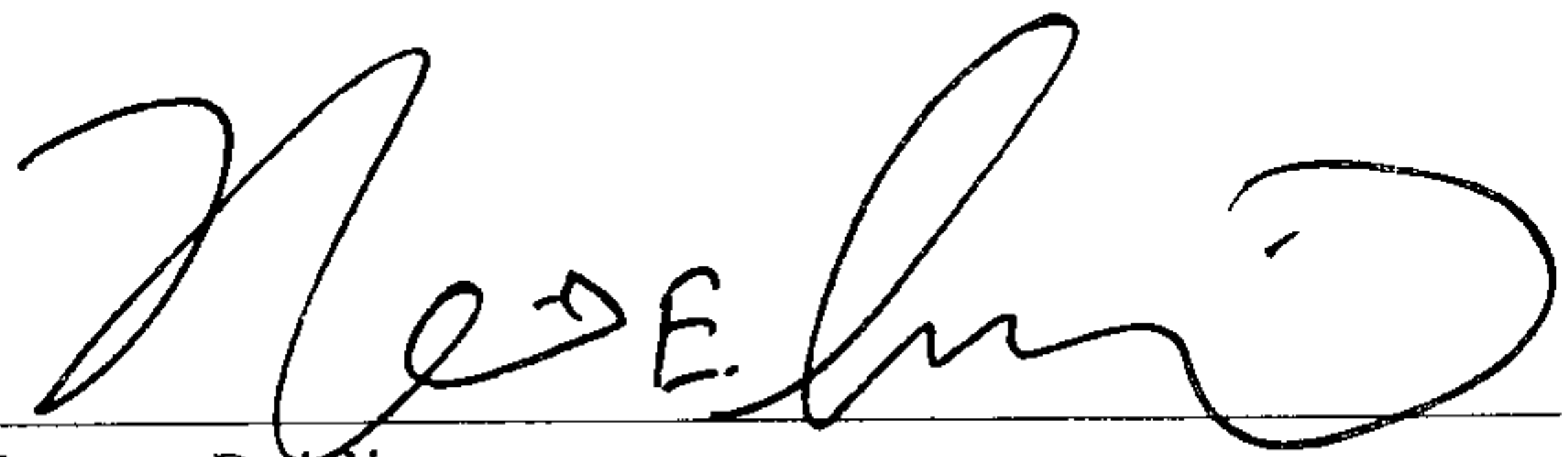
 [SEAL]
Marie Henderson

STATE OF ALABAMA)
 :
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **Elliot Ray Henderson and Marie Henderson**, husband and wife, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that, being informed of the contents of said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of December, 2018.




Notary Public
My Commission Expires: _____

NEIL E. SENKBEIL
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
June 29, 2020

Real Estate Sales Validation Form

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

Grantor's Name Elliott Ray Henderson and
Mailing Address Marie Henderson
519 Foothills Ledge
Chelsea, AL 35043

Grantee's Name Howard Anthony Childress
Mailing Address 900 Skyline Drive
Warrior, AL 35180

Property Address 519 Foothills Ledge
Chelsea, AL 35043

Date of Sale 12/28/2018
Total Purchase Price \$ 225,000.00

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
☐ 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 12/28/2018

Print Neil E. Sandoz

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

Unattested _____



20190102000000390 3/3 \$41.00
Shelby Cnty Judge of Probate, AL
01/02/2019 10:13:57 AM FILED/CERT

Print Form

Form RT-1