

THIS INSTRUMENT PREPARED BY:
R. Timothy Estes, Esq.
Estes Closings, LLC.
2188 Parkway Lake Drive, Ste. 101
Hoover, AL. 35244

SEND TAX NOTICE TO:
Tyler Andrew Greer
312 St. Charles Way
Helena, AL 35080

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of **One Hundred Sixty-Six Thousand Five Hundred and 00/100 DOLLARS (\$166,500.00)** to the undersigned Grantors in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, we

James Greg Popwell and Lou Ann Popwell, husband and wife

(herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto

Tyler Andrew Greer

(herein referred to as GRANTEE, whether one or more), the following described real estate situated in **SHELBY** County, Alabama, to-wit:

Lot 42, according to the Survey of St. Charles Place, Phase Three, Sector Three, as recorded in Map Book 22, Page 2, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted. Subject to: current taxes, easements, covenants, conditions and restrictions of record.

\$156,500.00 of the consideration was paid from mortgage loan. 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.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, improvements, hereditaments and appurtenances thereto belonging or in anyway appertaining in fee simple unto the said Grantee, his/her heirs and assigns forever.

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

IN WITNESS WHEREOF, the said GRANTORS have hereunto set their signatures and seals, this the **6th** day of **February, 2019**.

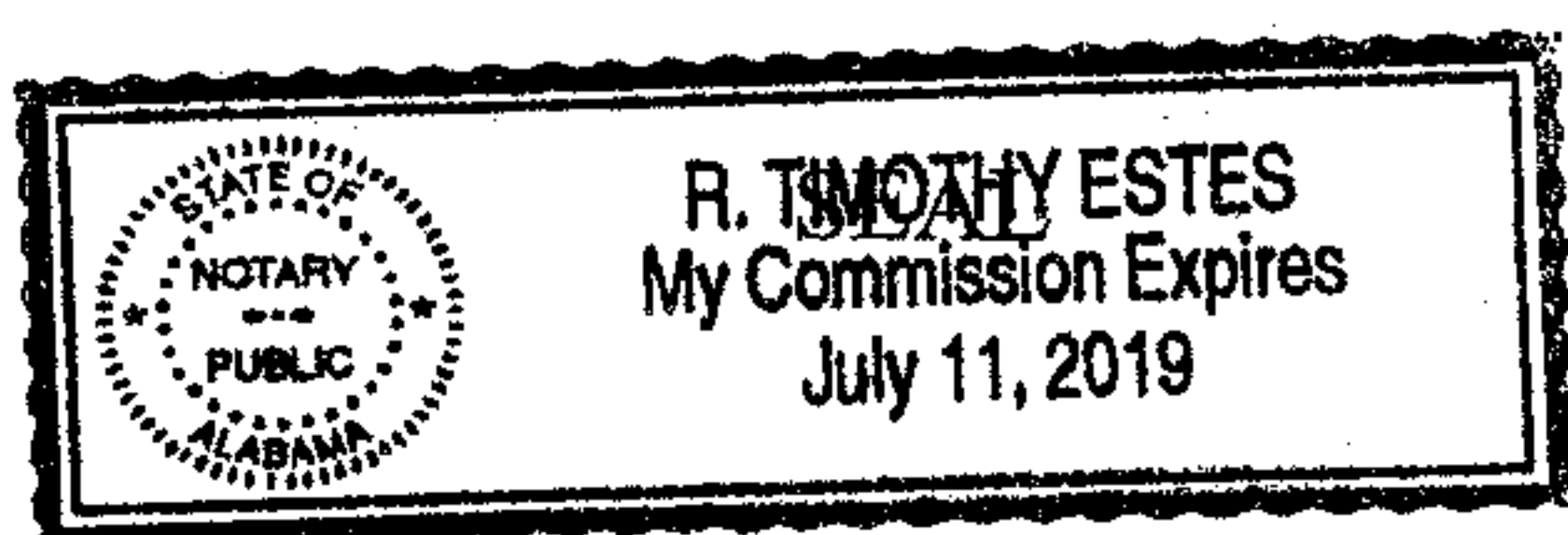

James Greg Popwell



Lou Ann Popwell

STATE OF ALABAMA)
COUNTY OF Shelby)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **James Greg Popwell and Lou Ann Popwell** whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, the **6th** day of **February, 2019**.




Notary Public
My Commission Expires: 7/11/19

Real Estate Sales Validation Form

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

Grantor's Name James Greg Popwell and Lou Ann Popwell

Grantee's Name Tyler Andrew Greer

Mailing Address 312 St. Charles Way
Helena, AL 35080

Mailing Address 131 King Richards Way
Calera, AL 35040

Property Address 312 St. Charles Way
Helena, AL 35080

Date of Sale February 6, 2019

Total Purchase Price \$166,500.00

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)

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 February 6, 2019

Print James Greg Popwell

Unattested _____
(verified by)

Sign James Greg Popwell
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/06/2019 02:07:14 PM
\$28.00 CHERRY
20190206000039550

Alicia S. Bayl