

## WARRANTY DEED

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STATE OF ALABAMA  
County of Shelby

Send Tax Notice To:  
Maria Nicole Bedard  
480 Meadow Croft Dr, B'ham Al 35242

Know all men by these presents:

That in consideration of One Hundred Ninety Six Thousand Five Hundred and No/100 Dollars (\$196,500.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Stacie L Jones, a married person (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto: Maria Nicole Bedard (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 20, according to the Survey of Meadow Brook Townhomes-Phase III, as recorded in Map Book 28, Page 135, in the Probate Office of Shelby County, Alabama.

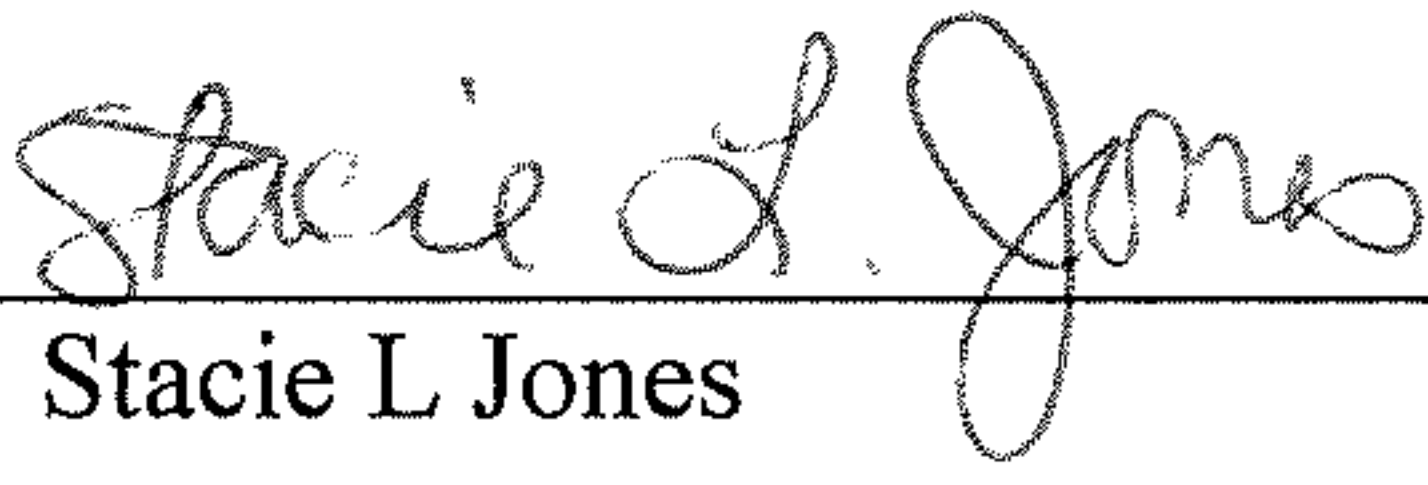
\$186,675.00 of the purchase price was obtained by a purchase money mortgage filed simultaneously herewith

Stacie L Jones is one and the same Stacie Jones Long

This is ot the homestead of the above Grantor nor her spouse

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

IN WITNESS WHEREOF I/We have hereunto set my/our hand(s) and seal(s), this 21st day of February, 2019

  
\_\_\_\_\_  
Stacie L Jones  
\_\_\_\_\_

STATE OF Alabama  
COUNTY Jefferson

General Acknowledgment

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that Stacie L Jones 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.

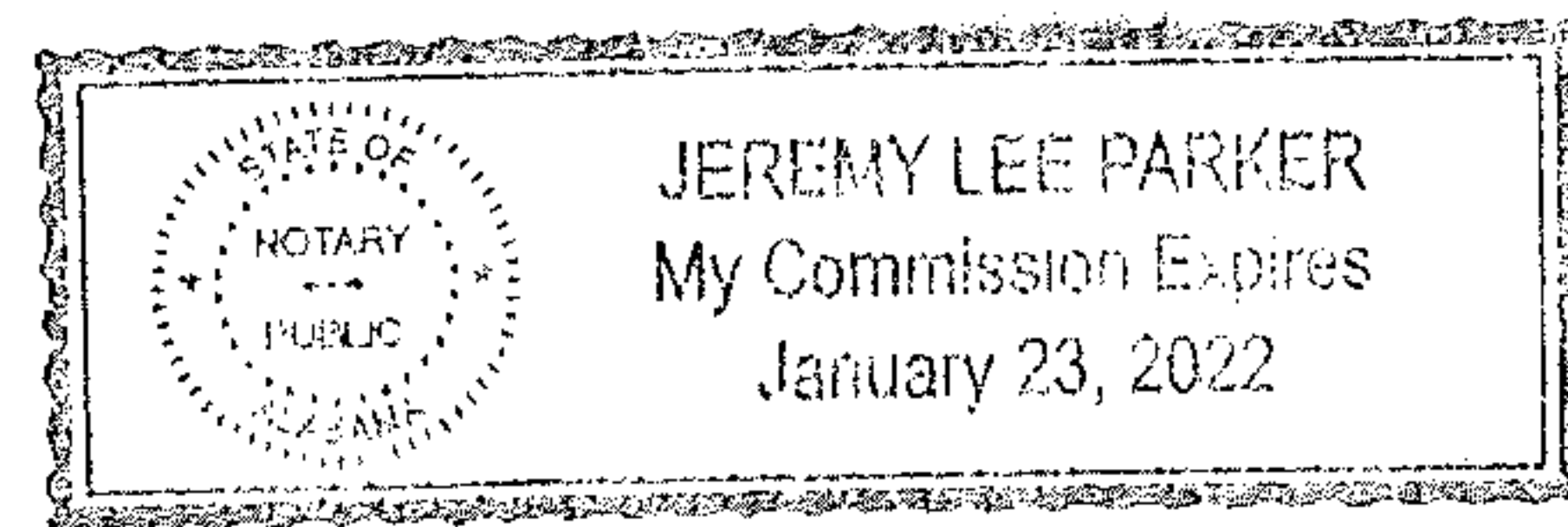
Given under my hand and official seal this 21st day of February, 2019.

  
\_\_\_\_\_

NOTARY PUBLIC

MY COMMISSION EXPIRES:

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



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

Grantor's Name	Stacie L Jones	Grantee's Name	Maria Nicole Bedard
Mailing Address	480 Meadow Croft Drive Birmingham AL 35242		480 MeadowCroft Drive Birmingham Al 35242
Property Address	480 Meadwo Croft Dr Birmingham AL 35242	Date of Sale	February 21, 2019
		Total Purchase Price	\$196,500.00
		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 type="checkbox"/> Sales Contract               | <input type="checkbox"/> Other     |
| <input checked="" 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: February 21 2019  
 Unattested \_\_\_\_\_  
 (verified by)

Print Stacie L Jones  
 Sign: Stacie L Jones  
 Grantor/Grantee/Owner/Agent (circle one)

**Form RT-1**



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 02/22/2019 03:43:15 PM  
 \$31.00 CHARITY  
 20190222000057970

*Allen S. Bayl*