

20190225000059160
02/25/2019 03:33:12 PM
DEEDS 1/2

This instrument was prepared by:
David P. Condon, P.C.
100 Union Hill Drive Suite 200
Birmingham, AL 35209

Send tax notice to:
Holly Stanley
313 Nottingham Drive
Helena, Alabama 35080

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **One Hundred Eighty Thousand and 00/100 Dollars (\$180,000.00)** to the undersigned grantor in hand paid by the grantee herein, the receipt and sufficiency of which is acknowledged, we,

Elizabeth Ann Weas and her husband Christopher J. Weas

(hereinafter referred to as "Grantor") do grant, bargain, sell and convey unto

Holly Stanley

(hereinafter referred to as "Grantee") the following described real estate situated in **Shelby County, Alabama** to-wit:

Lot 4, according to the Final Plat of Nottingham, Phase 2, as recorded in Map Book 31, Page 62, in the Probate Office of Shelby County, Alabama

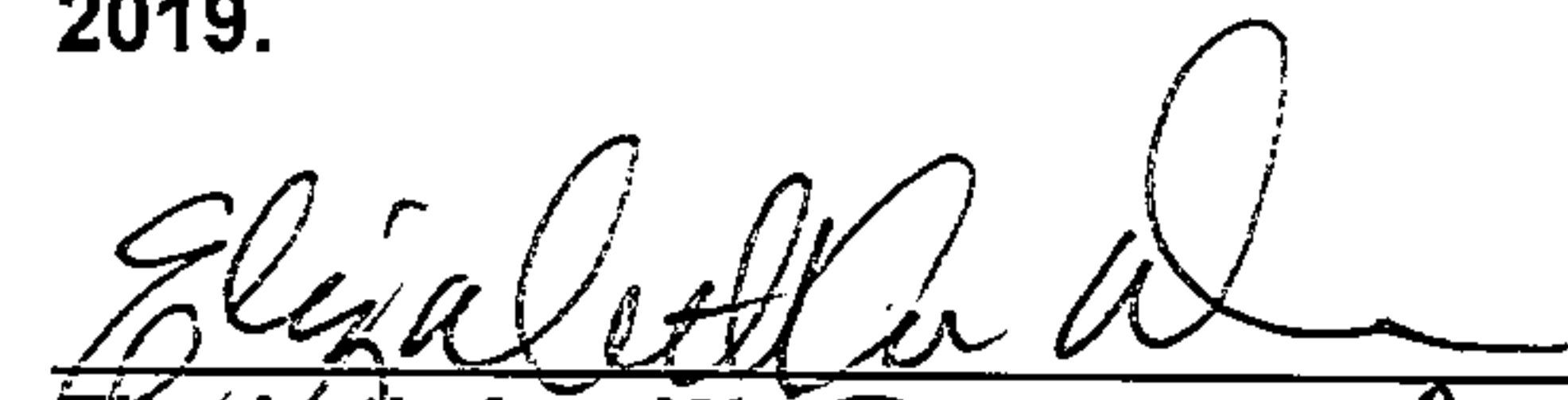
\$171,000.00 of the proceeds come from a mortgage recorded simultaneously herewith. **Elizabeth Ann Weas is one and the same person as Elizabeth Ann Wood, grantee in the deed recorded in Instrument 20061003000187910. Christopher J. Weas executes this deed solely in compliance with Alabama Code 6-10-3 and does not provide any warranty of title.**

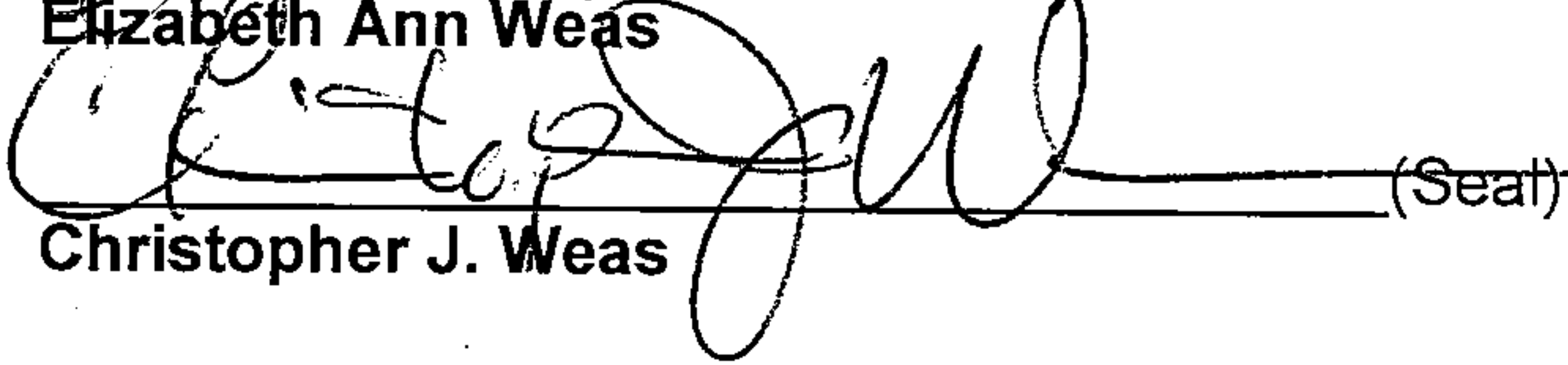
- Subject to:
- (1) 2019 ad valorem taxes not yet due and payable;
 - (2) all mineral and mining rights not owned by the Grantor; and
 - (3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

TO HAVE AND TO HOLD UNTO Grantee, **her** heirs and assigns, forever;

And I do for myself and for my heirs, executors, and administrators covenant with Grantee, **her** heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to Grantee, **her** heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have set our hands and seal, this **21st day of February, 2019.**


 (Seal)
 Elizabeth Ann Weas

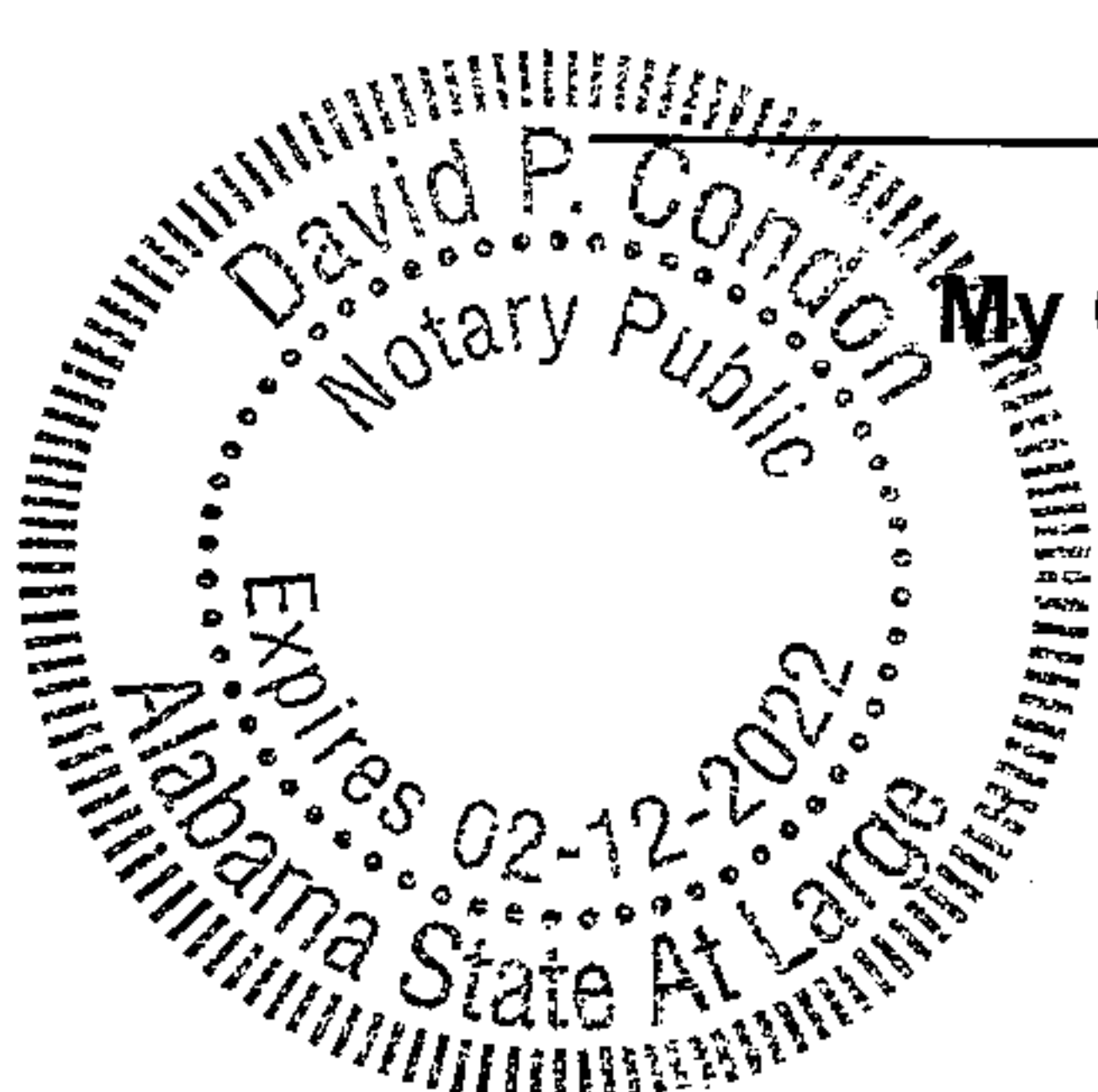
 (Seal)
 Christopher J. Weas

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned Notary Public in and for said County, in said State, hereby certify that **Elizabeth Ann Weas and Christopher J. Weas** 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 this **21st day of February, 2019**


 Notary Public: David P. Condon
 My Commission Expires: 02/12/2022



REAL ESTATE SALES VALIDATION FORM

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1
Grantor Name: **Elizabeth Ann Weas** Date of Sale: **February 21st, 2019** Error! Switch argument not specified.

Mailing Address: **313 Nottingham Drive
Helena, Alabama, 35080**

Total Purchase Price: **\$180,000.00**

Or

Actual Value: \$ _____

Property Address: **313 Nottingham Drive
Helena, Alabama, 35080**

Or

Assessor's Market Value: \$ _____

Grantee Name: **Holly Stanley**

Mailing Address: **purchasers add
purchasers city, purchasers state, purchaser zip**

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.

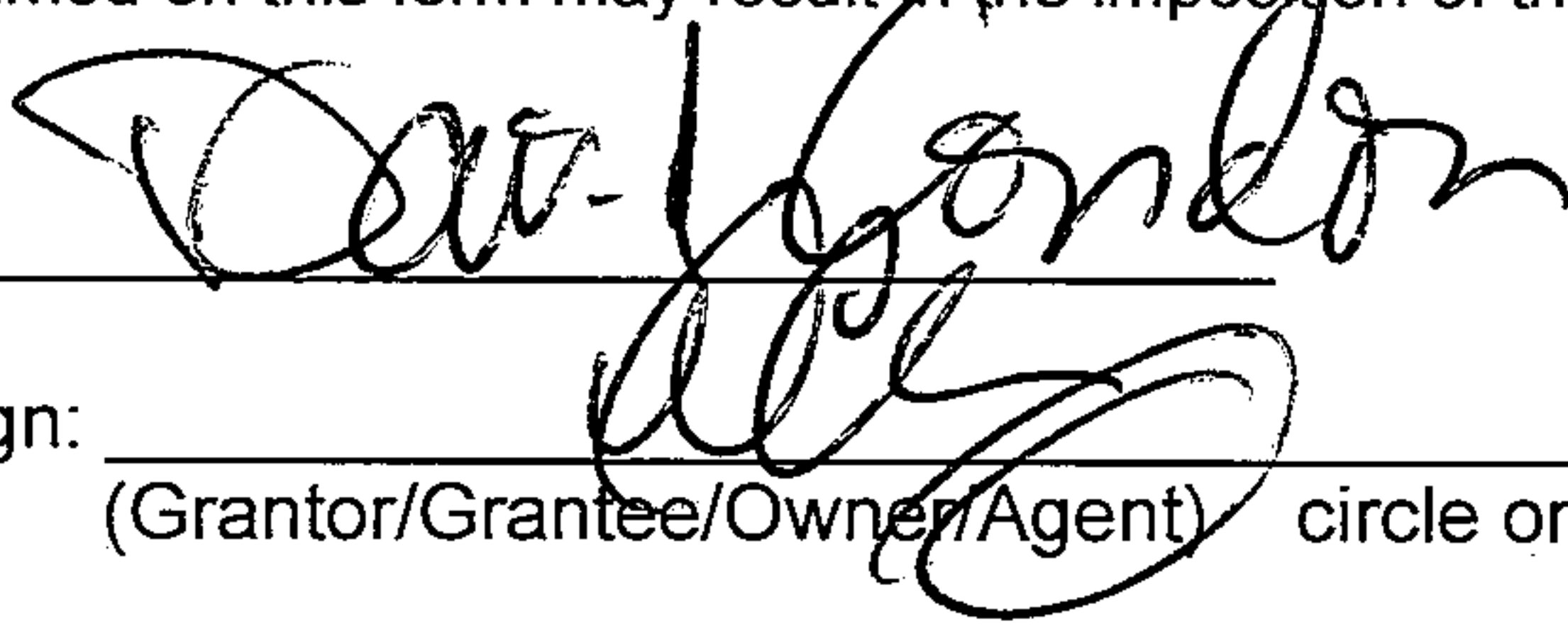
Total purchase price – the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

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 Section 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 Section 40-22-1 (h).

Date: February 21st, 2019 Print: _____



Unattested

(verified by)

Sign: _____

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/25/2019 03:33:12 PM
\$27.00 CHERRY
20190225000059160

Allie S. Bayl