

SEND TAX NOTICE TO:
Earl Stanley Caummisar and Elizabeth
Caummisar
~~4821 Winnebago Drive~~ 2182 Kimbrough Woods
~~Birmingham, Alabama 35244~~ Place
Germantown, TN
38139

This instrument was prepared by:
Shannon E. Price, Esq.
Kudulis, Reisinger & Price, LLC
P. O. Box 653
Birmingham, AL 35201

20190321000091790
03/21/2019 03:32:33 PM
DEEDS 1/3

WARRANTY DEED

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Seventy Six Thousand dollars & no cents (\$276,000.00)

To the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, **Wilbur J. Lucas, III, an unmarried man and Robin A. Lucas, an unmarried woman** (herein referred to as Grantor, whether one or more), do hereby grant, bargain, sell and convey unto **Earl Stanley Caummisar and Elizabeth Caummisar** (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

LOT 4, ACCORDING TO THE SURVEY OF OAK GLEN, FIRST SECTOR, AS RECORDED IN MAP BOOK 9, PAGE 104, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Earl Stanley Caummisar and Earl Stanley Caummisar, Jr. are one and the same person.

Subject to:

Taxes for the year 2019 and subsequent years

Easements, Restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any

Mineral and mining rights, if any.

Covenants, conditions and restrictions (deleting therefrom, any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Book 045, Page 05 and Shelby Real 53, page 907 in the Probate Office of Shelby County, Alabama.

50' building line; 10' easement on the rear and east of lot; 20' easement on east side of lot as shown on recorded map.

Agreement with Alabama Power Company relating to underground residential distribution system as recorded in Real 53, page 904.

Right of Way granted to Alabama Power Company recorded in Shelby Real 59, page 346 and Shelby Real 75, page 599.

Any loss or damage arising from the SW corner of the house crossing the 50' building setback line as shown on that survey by Clinkscales Land Surveying, LLC, Steven J. Clinkscales, PLS AL 37248, dated 3/4/2019.

Any loss or damage arising from the Shed on the rear of the property crossing the 10' easement as shown on that survey by Clinkscales Land Surveying, LLC, Steven J. Clinkscales, PLS AL 37248, dated 3/4/2019.

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.

WARRANTY DEED
CBT File #1810023

IN WITNESS WHEREOF, Grantors have hereunto set his/her/their hand(s) and seal(s), this March 18, 2019 .

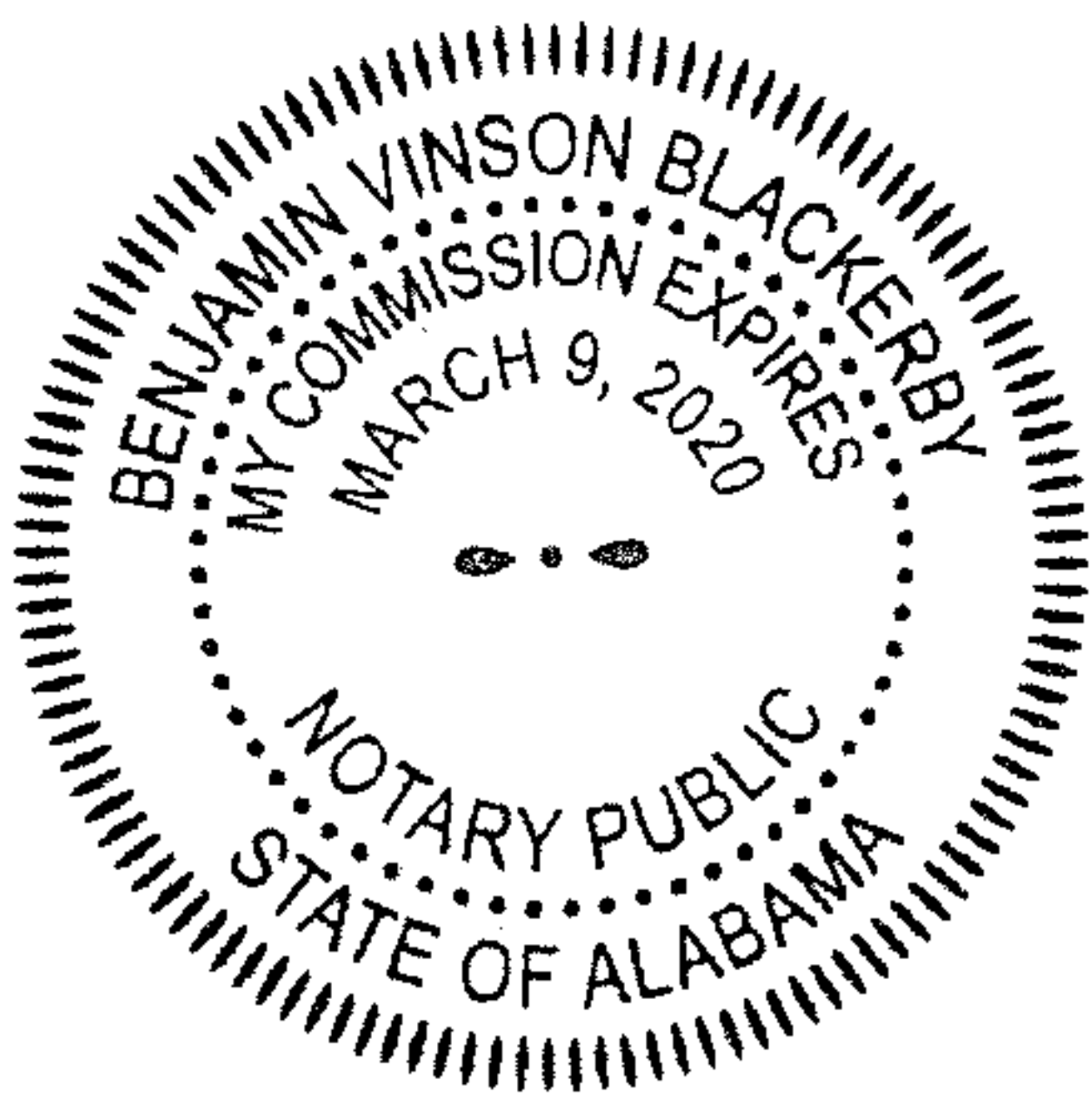
Wilbur J. Lucas, III (Seal)
Wilbur J. Lucas, III
Robin A. Lucas (Seal)
Robin A. Lucas

STATE OF ALABAMA
JEFFERSON COUNTY

General Acknowledgement

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Wilbur J. Lucas, III, an unmarried man and Robin A. Lucas, an unmarried woman** , 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 he/she/they have/has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18th day of March, 2019



[Signature]
Notary Public.
(Seal)
My Commission Expires: 3-9-20

Real Estate Sales Validation Form

This Document must be filled in accordance with Code of Alabama 1975, Section 40- 22-1 (h)

Grantor's Name	Wilbur J. Lucas, III and Robin A. Lucas	Grantee's Name	Earl Stanley Caummisar and Elizabeth Caummisar
Mailing Address	351 Marina Road, FO1 Guntersville, Alabama 35976	Mailing Address	4821 Winnebago Drive <u>2182 Kimbrough Woods Place</u> Birmingham, Alabama 35244 <u>Hermantown, TN 38139</u>
Property Address	4821 Winnebago Drive Hoover, Alabama 35244	Date of Sale	<u>03/18/2019</u>
		Total Purchase Price	<u>\$276,000.00</u>
		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 checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other _____
<input 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.

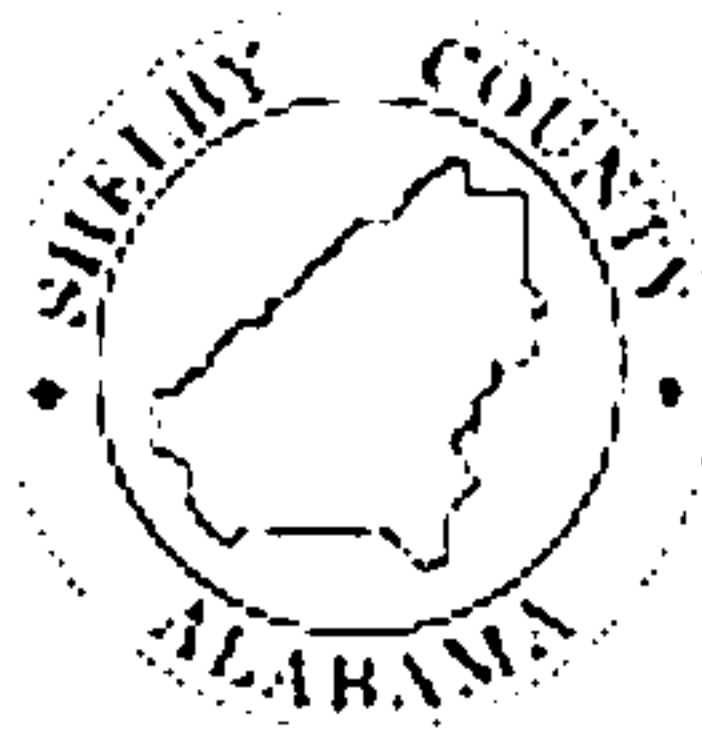
Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the proeprty, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraisaer of the assessor's curreny 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 responsibiliy of valuing proeprty 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	<u>3/18/19</u>	Print	<u>Earl Stanley Caummisar</u>
<input type="checkbox"/> Unattested	<u></u> (verified by)	Sign	<u></u> (Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/21/2019 03:32:33 PM
\$297.00 CHERRY
20190321000091790

Allen S. Bayl