

Send tax notice to:
Eric D. Lambright & Adria Lambright
300 Stonecreek Circle
Helena, AL 35080
PEL1900129

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

State of Alabama
County of Shelby

20190416000124240
04/16/2019 01:54:56 PM
DEEDS 1/3

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Thirty Five Thousand and 00/100 Dollars (\$235,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned **David Hilliard and Melinda Leigh Bearden Hilliard, Husband and Wife, whose mailing address is:**

3410 Bearden Lane Helena, AL 35080 (hereinafter referred to as "Grantors"), by **Eric D. Lambright and Adria Lambright** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 1521, according to the Survey of Old Cahaba IV, 2nd Addition, Phase Four, as recorded in Map Book 33, at Page 131, in the Judge of Probate Office of Shelby County, Alabama.

Lot 1521A, according to the Survey of Old Cahaba IV, 2nd Addition, Phase Four Lake Access, as recorded in Map Book 34, at Page 105, in the Judge of Probate Office of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2019 AND THEREAFTER.

BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

\$235,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

Melinda Leigh Bearden Hilliard is one and the same person as Melinda Leigh Bearden, Grantee in that certain deed recorded in Instrument No 20150528000175930 in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantors David Hilliard and Melinda Leigh Bearden Hilliard have hereunto set their signatures and seals on April 15, 2019.


David Hilliard

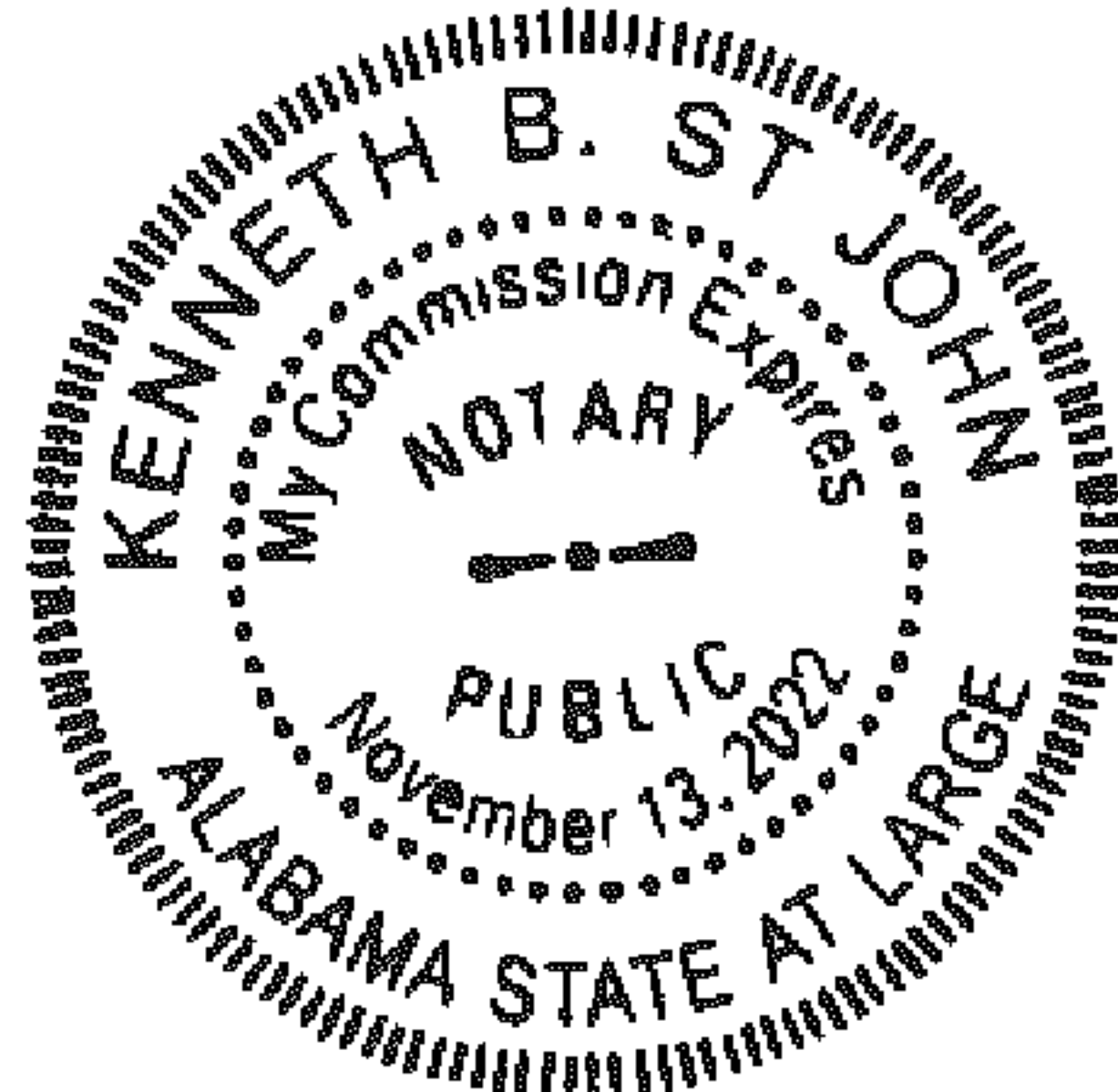

Melinda Leigh Bearden Hilliard

STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that David Hilliard and Melinda Leigh Bearden Hilliard, 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 the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 15th day of April, 2019.

(NOTARIAL SEAL)




Notary Public
Print Name: Kenneth B. St. John
Commission Expires: 11/13/2022

Real Estate Sales Validation Form

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

Grantor's Name	David Hillard and Melinda Leigh Bearden Hillard	Grantee's Name	Eric D Lambright and Adria Lambright
Mailing Address	3410 Bearden Lane Helena AL 35080	Mailing Address	300 Stonecreek Circle Helena AL 35080
Property Address	300 Stonecreek Circle Helena AL 35080	Date of Sale	4/15/2019
		Total Purchase Price	\$ 235,000
		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.

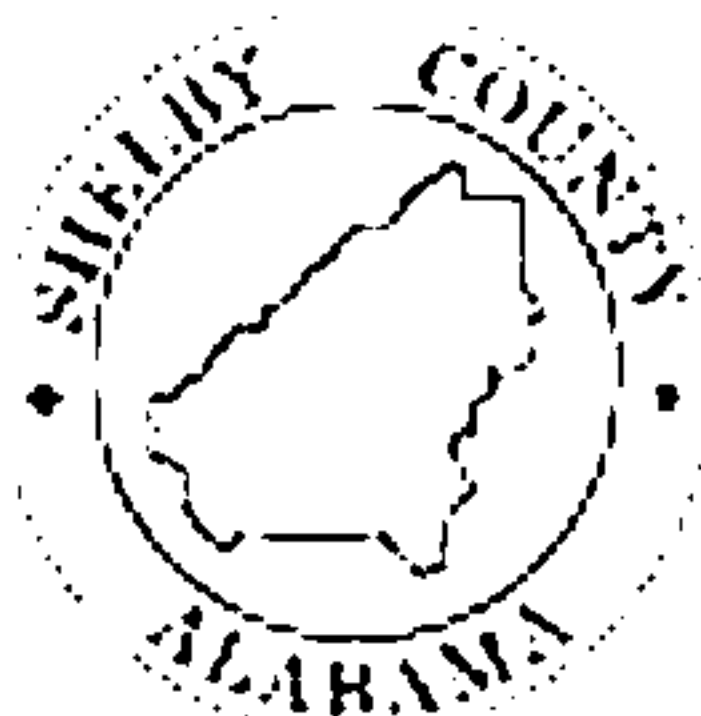
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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 4-16-19 Print Skyler Murphy

Unattested (verified by) Sign [Signature] (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
04/16/2019 01:54:56 PM
\$22.00 CHARITY
20190416000124240

Alvin S. Bayl