Send tax notice to:
John A. Caldwell and Sandra G. Caldwell
184 Stonehaven Drive
Pelham, AL 35124
PEL1900179

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

State of Alabama County of Shelby

WARRANTY DEED

20190426000138700 04/26/2019 02:55:45 PM DEEDS 1/3

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Eighty Nine Thousand and 00/100 Dollars (\$189,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned Amos E. Elmore and Haley J. Elmore, Husband and Wife, whose mailing address is:

whose mailing address is:

329 Lady Hawk Ln SW Huntsville AL 35758 (hereinafter referred to as "Grantors"), by John A. Caldwell and Sandra G. Caldwell (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 2, according to the Survey of Stonehaven 2nd Addition as recorded in Map Book 25, Page 7, in the 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.

\$150,900.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

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 it is 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 Amos E. Elmore and Haley J. Elmore have hereunto set their signatures and seals on April 25, 2019.

Amos E. Elmore

Halev J. Englore

STATE OF ALABAMA COUNTY OF Shelby

voluntarily on the day the same bears date.

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Amos E. Elmore and Haley J. Elmore, 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

Given under my hand and official seal this the Abay of April, 2019.

(NOTARIAL SEAL)

Notary Public

Print Name: PMM845.43

Commission Expires:

Real Estate Sales Validation Form

Haley J Elmore Sandra G Caldwell	This	Document must be filed in ac	cordance with Code of Alabama 19	975, Section 40-22-1
Mailing Address Address	Grantor's Name	Amos E Elmore and	Grantee's Name	John A Caldwell and
Property Address 184 Stonehaven Drive Peham AL 35728 Property Address 184 Stonehaven Drive Peham AL 35724 Total Purchase Price \$ 189,000 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 Sate Sales Contract Closing Statement If the conveyance document presented for recordation contains all of the required information referenced above, the filling 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. Fotal 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 conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a 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. Actual value - if the property is not being sold,		Haley J Elmore		<u></u>
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Official Public Records Judge of Probate, Shelby County Alabama, County Clerk Shelby County, AL 04/26/2019 02:55:45 PM

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