

This Instrument was Prepared by:  
Johnathon H. Walden  
Stephanie M. Walden  
1755 Napier Drive  
Hoover, AL 35226

Send Tax Notice To: Barbara W. Wheeler  
101 Greenfield Lane  
Alabaster, AL 35007

2019  
185  
204

## WARRANTY DEED



20190605000196180 1/2 \$204.00  
Shelby Cnty Judge of Probate, AL  
06/05/2019 03:19:05 PM FILED/CERT

State of Alabama

} Know All Men by These Presents:

Shelby County

That in consideration of the sum of **One Hundred Eighty Five Thousand Dollars and No Cents (\$185,000.00)**, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Johnathon H. Walden and Stephanie M. Walden, husband and wife** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Barbara W. Wheeler** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

Lot 22, according to the Survey of Greenfield Sector 1, as recorded in Map Book 15, Page 111, in the Probate Office of Shelby County, Alabama.

Property may be subject to all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

The grantor Stephanie M. Walden is formerly known as Stephanie M. Sanderson.

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 person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 20th day of May, 2019.

Johnathon H. Walden

Stephanie M. Walden

State of Alabama

} General Acknowledgment

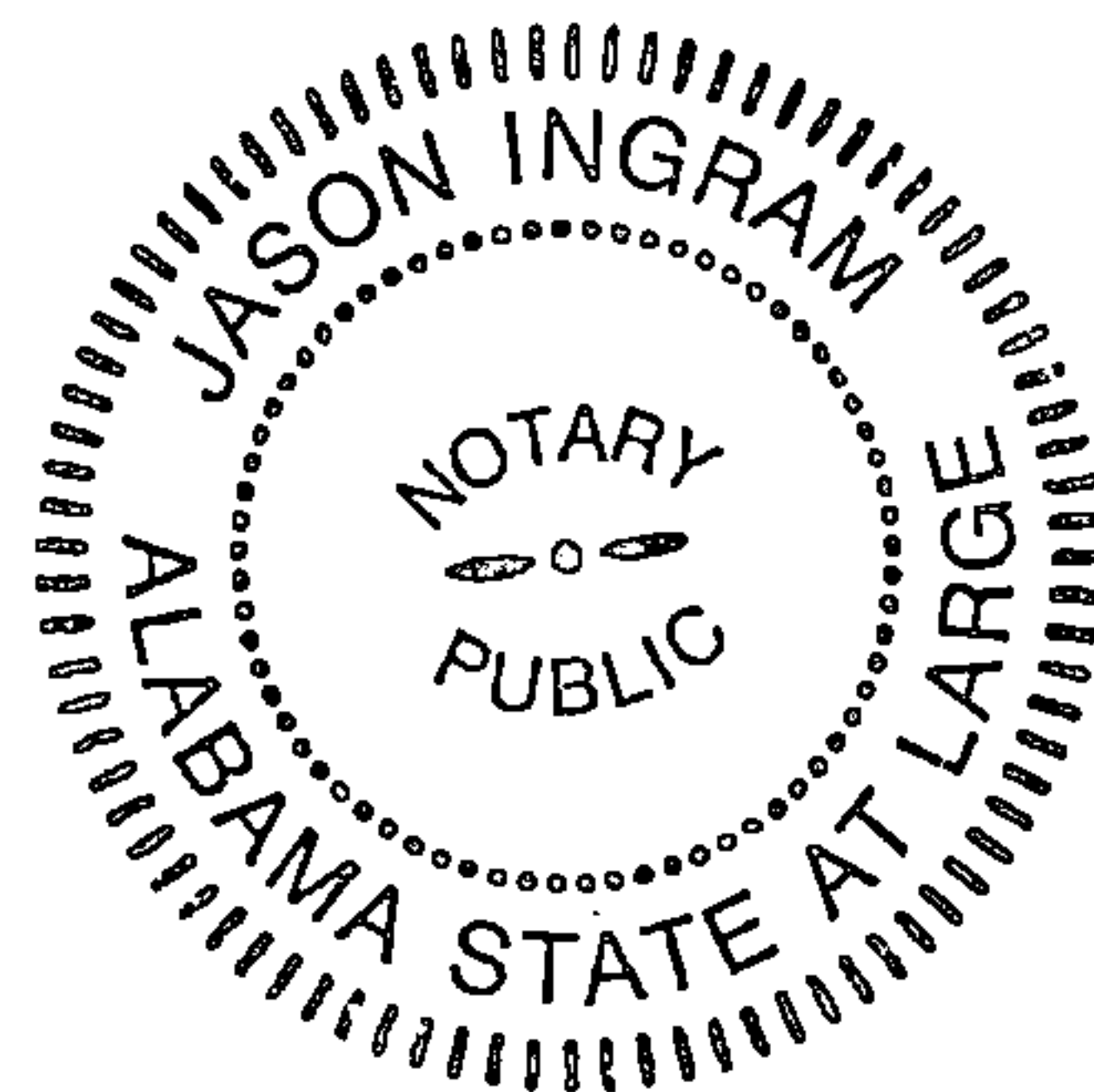
Shelby County

I, Jason Ingram, a Notary Public in and for the said County, in said State, hereby certify that Johnathon H. Walden and Stephanie M. Walden, husband and wife, 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 the 20th day of May, 2019.

Notary Public, State of Alabama

Printed Name of Notary Jason Ingram My commission Expires July 13th, 2019  
My Commission Expires: \_\_\_\_\_



## Real Estate Sales Validation Form

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

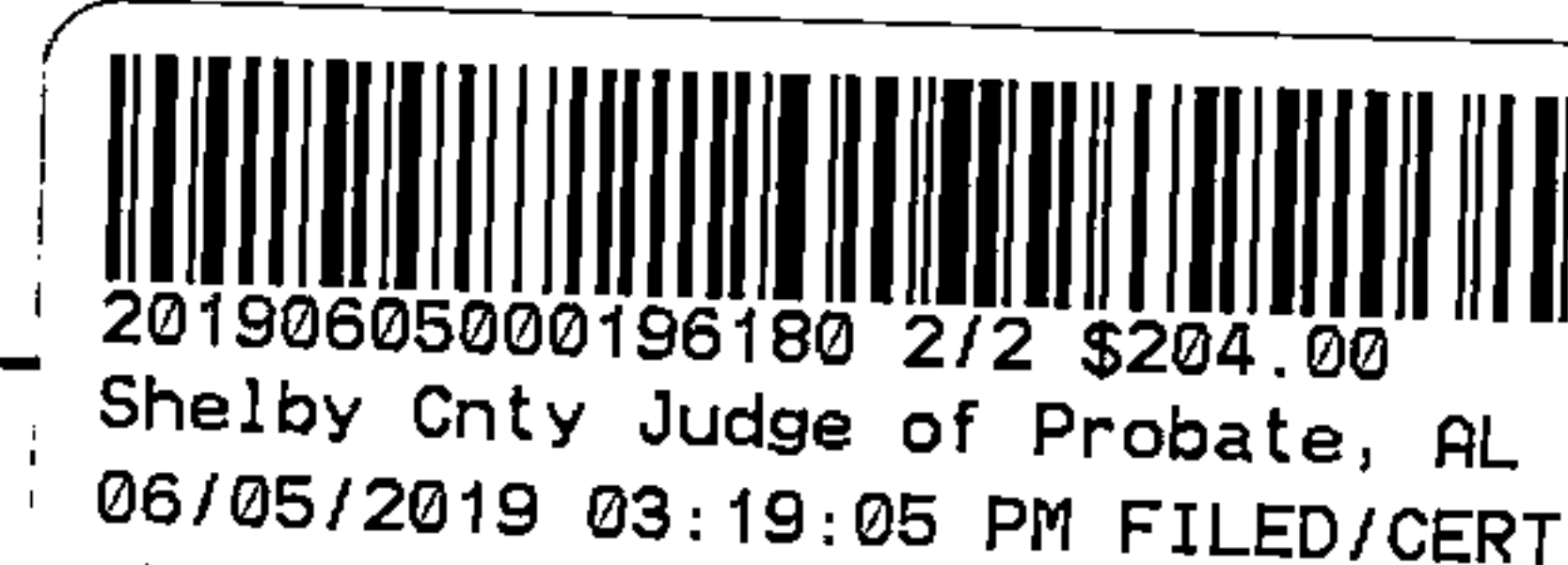
Grantor's Name Johnathon H. Walden  
Stephanie M. Walden  
Mailing Address 1755 Napier Drive  
Hoover, AL 35226  
Property Address 101 Greenfield Lane  
Alabaster, AL 35007

Grantee's Name Barbara W. Wheeler  
Mailing Address 101 Greenfield Lane  
Alabaster, AL 35007  
Date of Sale May 20, 2019  
Total Purchase Price \$185,000.00  
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)

       Bill of Sale  
  X   Sales Contract  
       Closing Statement

       Appraisal  
       Other



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 of 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 May 20, 2019

Print Johnathon H. Walden

       Unattested

Sign 

       (verified by)

(Grantor/Grantee/Owner/Agent) circle one

Shelby County, AL 06/05/2019  
State of Alabama  
Deed Tax: \$185.00