

This instrument prepared by:
Michael Galloway
300 Office Park Drive, Suite 310
Birmingham, AL 35223

SEND TAX NOTICE TO:
Raymond P. Barrett, Jr. and Beverly H. Barrett
413 Sterling Park Circle
Alabaster, AL 35007

WARRANTY DEED

20190607000198650
06/07/2019 09:56:32 AM
DEEDS 1/2

STATE OF ALABAMA)
)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Four Hundred Sixty-Five Thousand And No/100 Dollars (\$465,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Steven N. Handlon and Marcasa B. Handlon, husband and wife (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Raymond P. Barrett, Jr. and Beverly H. Barrett (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

Lot 87, according to the Survey of Sterling Gate Sector 5, as recorded in Map Book 37, Page 114, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on this 6 day of June, 20 19.

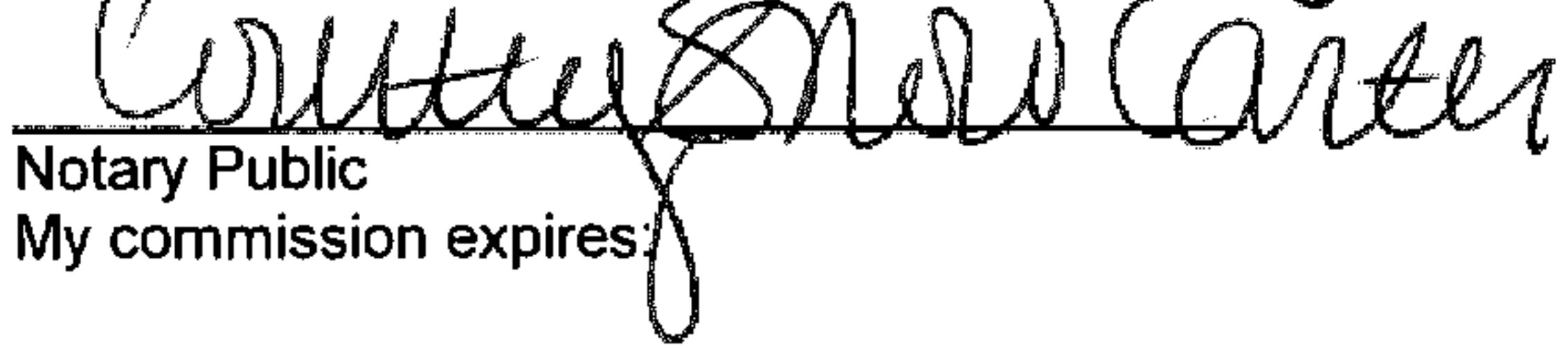

Steven N. Handlon

Marcasa B. Handlon

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Steven N. Handlon and Marcasa B. Handlon 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 10th day of JUNE, 20 19.


Notary Public
My commission expires:



Real Estate Sales Validation Form
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1
20190607000198650 06/07/2019 09:56:32 AM DEEDS 2/2

Grantor's Name **Steven N. Handlon and Marcasa B. Handlon** Grantee's Name **Raymond P. Barrett, Jr. and Beverly H. Barrett**

Mailing Address **413 Sterling Park Circle
Alabaster, AL 35007** Mailing Address **413 Sterling Park Circle
Alabaster, AL 35007**

Property Address **413 Sterling Park Circle
Alabaster, AL 35007**

Date of Sale **June 6, 2019**
Total Purchase Price **\$465,000.00**
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
 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 - Steven N. Handlon and Marcasa B. Handlon, 413 Sterling Park Circle,
Alabaster, AL 35007.

Grantee's name and mailing address - Raymond P. Barrett, Jr. and Beverly H. Barrett, 413 Sterling Park Circle,
Alabaster, AL 35007.

Property address - 413 Sterling Park Circle, Alabaster, AL 35007

Date of Sale - June 6, 2019.

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: June 6, 2019

Sign Courtney Carter
Agent



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/07/2019 09:56:32 AM
\$483.00 CHERRY
20190607000198650

Allen S. Boyd