

Send tax notice to:
Ashley M Perry and Patrick Jordan Perry
817 Tulip Poplar Dr.
Hoover, AL 35244
PEL1900307

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

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Seven Thousand Five Hundred and 00/100 Dollars (\$307,500.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned **Byron L Carden and Elizabeth Wolfe Carden, Husband and Wife, whose mailing address is: 207 Beaver Crest Circle, Pelham, AL 35124** (hereinafter referred to as "Grantors"), by **Ashley M Perry and Patrick Jordan Perry** (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 1004, according to the Survey of Riverchase Country Club, 17th Addition, Residential Subdivision, as recorded in Map Book 9, Page 50, in the Office of the Judge of Probate 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.

\$298,275.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

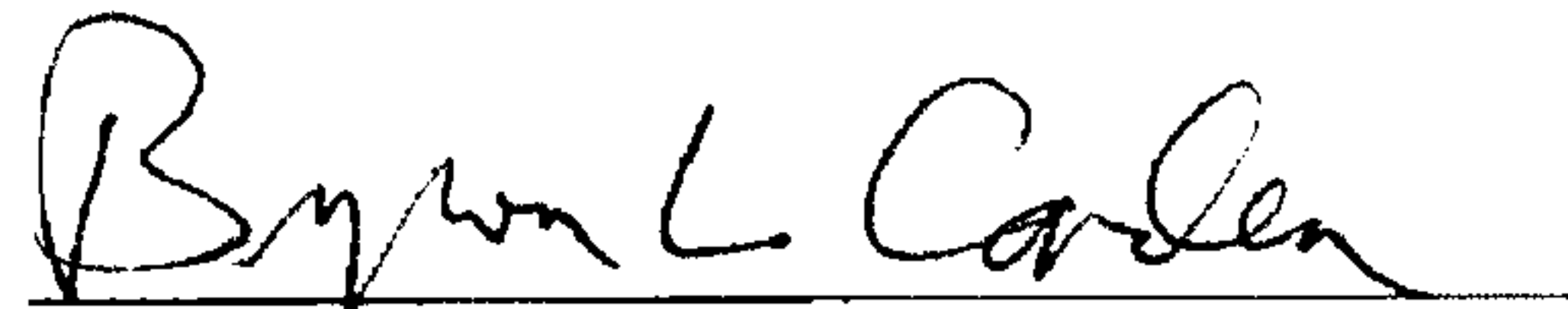
Elizabeth Wolfe Carden is one and the same person as **Elizabeth W. Allen**, Grantee in that certain deed recorded in **Instrument No. 20120530000191320**, in the Probate Office of Shelby County, Alabama.

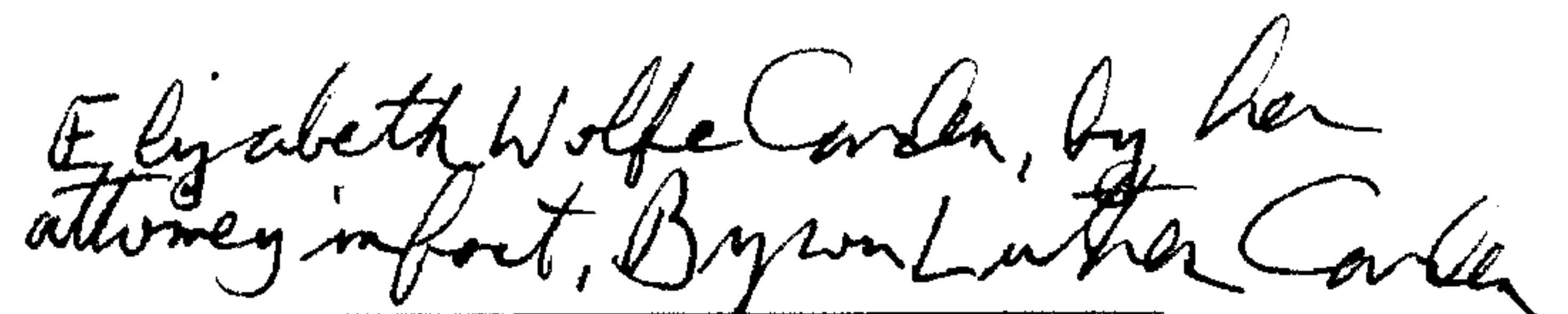
Byron L. Carden is one and the same person as Byron Luther Carden.

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 Byron L Carden and Elizabeth Wolfe Carden have hereunto set their signatures and seals on June 17, 2019.


Byron L Carden

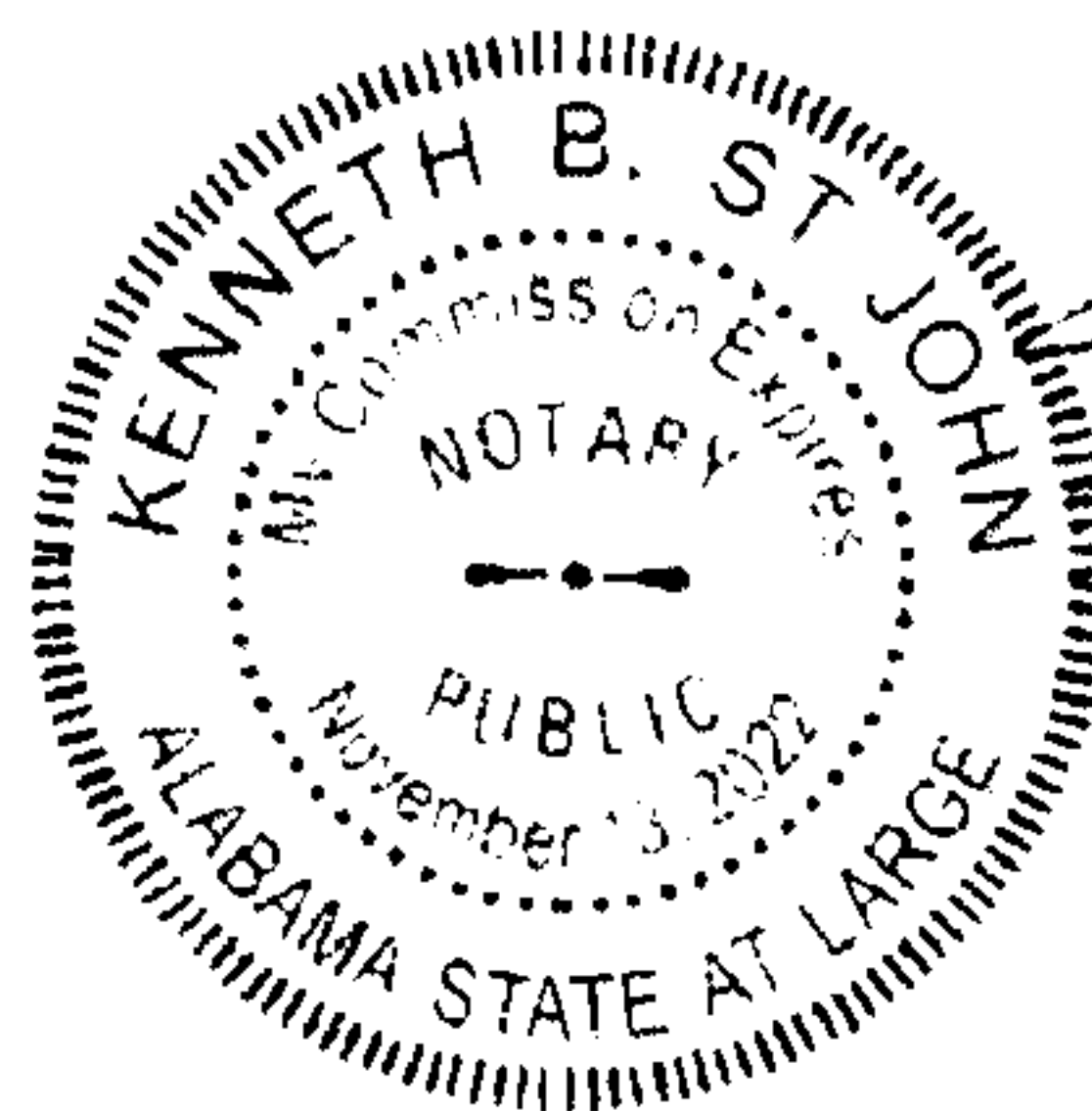

Elizabeth Wolfe Carden, by her attorney
in fact, Byron Luther Carden

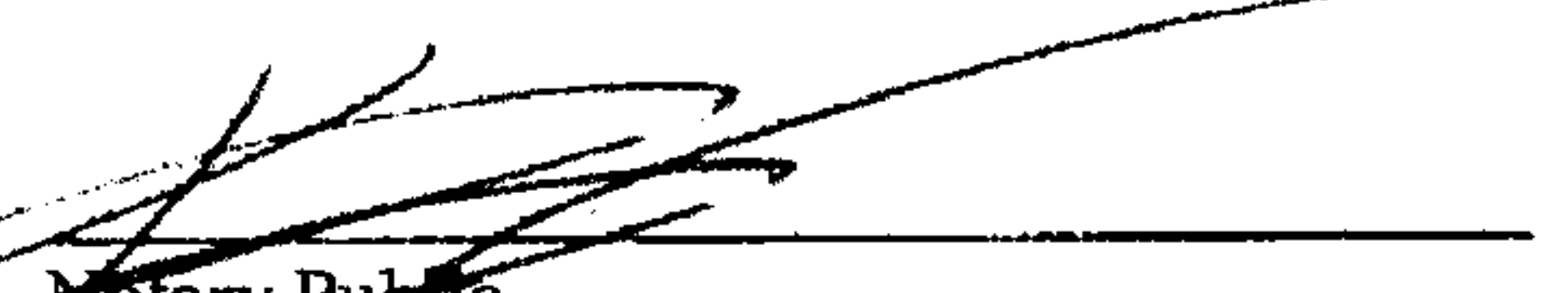
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Byron L Carden, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 17th day of JUNE, 2019.

(NOTARIAL SEAL)

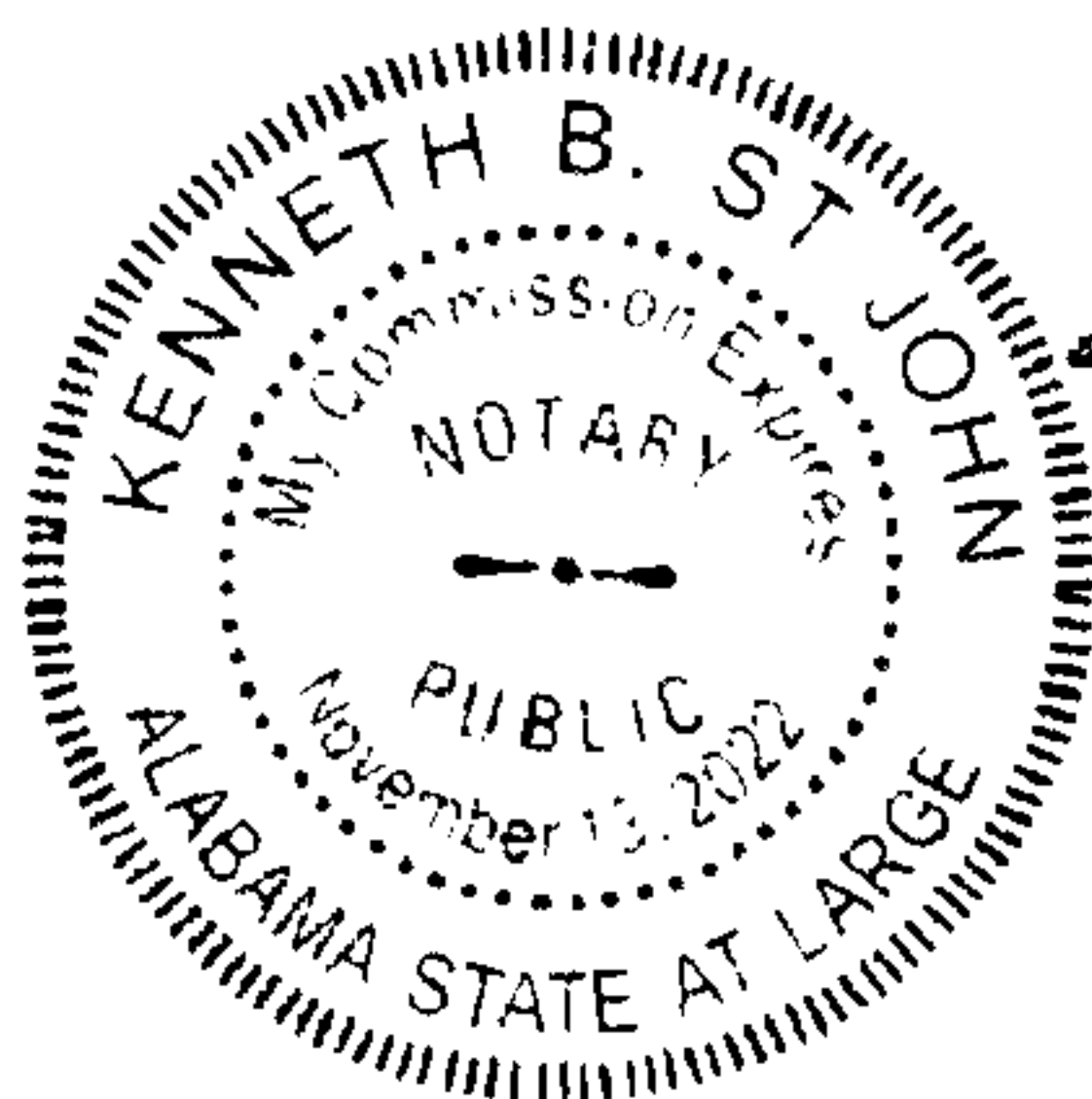


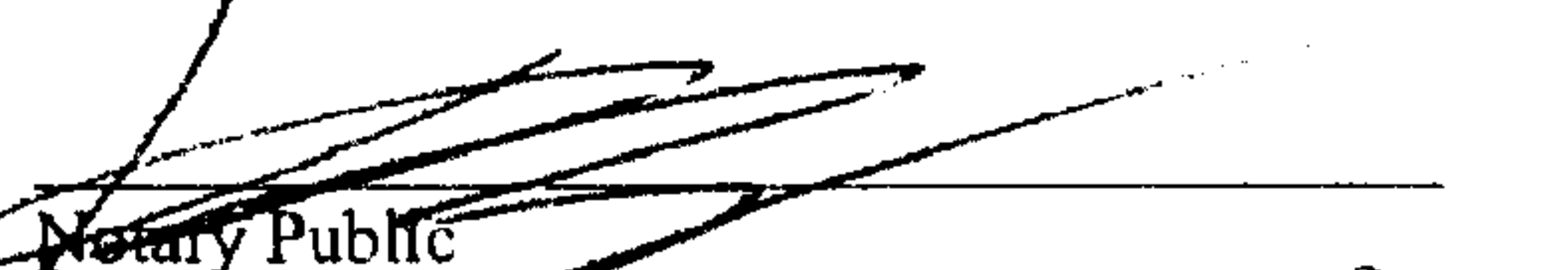

Notary Public
Print Name: Kenneth B St John
Commission Expires: 11/13/2022

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Byron Luther Carden, whose name as attorney in fact for Elizabeth Wolfe Carden, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that being informed of the contents of the said instrument, he in his capacity as such attorney in fact and with full authority executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 17th day of JUNE, 2019.




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 | Byron L Carden and | Grantee's Name | Ashley M Perry and |
| Mailing Address | Elizabeth Wolfe Carden | Mailing Address | Patrick Jordan Perry |
| | 207 Beaver Crest Circle | | 817 Tulip Poplar Drive |
| | Pelham, AL 35124 | | Hoover, AL 35244 |
| Property Address | 817 Tulip Poplar Drive | Date of Sale | June 17, 2019 |
| | Hoover, AL 35244 | Total Purchase Price | \$ 307,500.00 |
| | | 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)

| | |
|---|------------------------------------|
| <input type="checkbox"/> Bill of Sale | <input type="checkbox"/> Appraisal |
| <input checked="" type="checkbox"/> Sales Contract | <input type="checkbox"/> Other |
| <input checked="" 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 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 6-17-2019Print KENNETH B. ST. JOHNUnattestedSign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

(verified by)

Form RT-1

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/18/2019 12:05:41 PM
\$31.50 CHARITY
20190618000215890

Allen S. Bayl