

Send tax notice to:
Lauren L. Dabbs
3433 Chippenham Drive
Birmingham, AL 35242

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

STATE OF ALABAMA
Shelby COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Twenty Five Thousand and 00/100 Dollars (\$325,000.00) in hand paid to the undersigned, Lu L. Tackaberry, an unmarried woman (hereinafter referred to as "Grantor"), by Lauren L. Dabbs (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 108, according to the Survey of Brook Highlands, Third Sector as recorded in Map Book 12, Page 64 A & B 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.

\$231,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A
MORTGAGE LOAN.

The Grantor does for herself, her heirs and assigns, covenant with Grantee, her heirs, executors, administrators and assigns, that she is lawfully seized in fee simple of said premises; that it is free from all encumbrances except as noted above; that she has a good right to sell and convey the same as aforesaid; and that she will, and her heirs, executors, administrators shall warrant and defend the same to the said Grantee, her heirs and assigns forever, against the lawful claims of all persons.

TO HAVE AND TO HOLD to Grantee, her heirs, executors, administrators and assigns
forever.

IN WITNESS WHEREOF, Grantor has set his/her signature and seal on this, the 28th day of June, 2019.

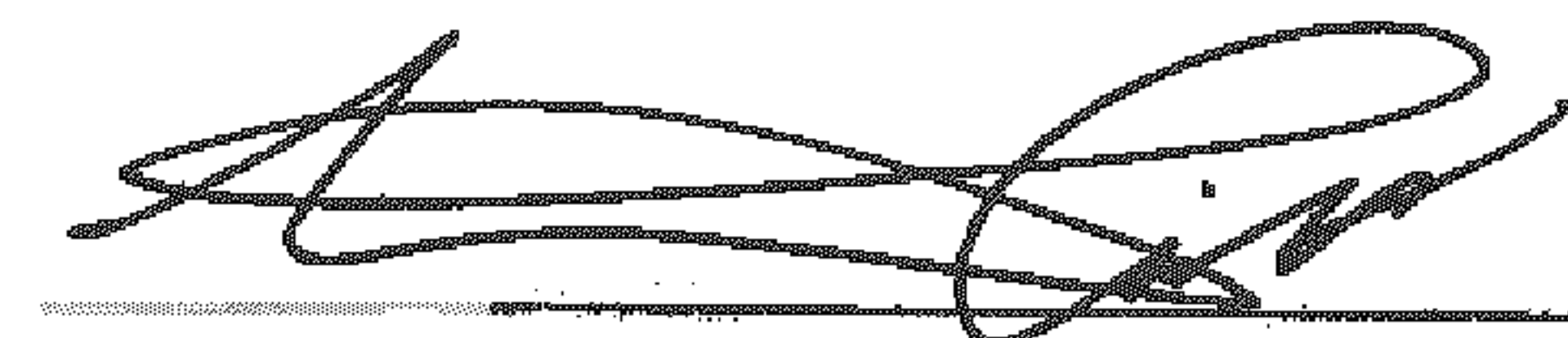
Lu L Tackaberry by
Alyson Smith her attorney in fact
Lu L. Tackaberry, by her attorney in fact,
Alyson L. Smith

STATE OF ALABAMA
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Alyson L. Smith whose name as attorney in fact for Lu L. Tackaberry, an unmarried woman, 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, she in her 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 28th day of June, 2019.

(Notary Seal)



Notary Public
Print Name: Matthew T Kidd
Commission Expires: 9.12.22



Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name	<u>Lu L Tackaberry</u>	Grantee's Name	<u>Lauren L Dabbs</u>
Mailing Address	<u>210 Woodbury Drive</u> <u>Sterrett AL 35147</u>	Mailing Address	<u>3433 Chippenham Drive</u> <u>Birmingham AL 35242</u>
Property Address	<u>3433 Chippenham Drive</u> <u>Birmingham AL 35242</u>	Date of Sale	<u>6/28/2019</u>
		Total Purchase Price	<u>\$ 325,000</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</u>

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 7-1-19Print Skyler MurphyUnattestedSign 

(verified by)

(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
 07/01/2019 04:05:42 PM
 \$115.00 CHERRY
 20190701000235910

Allen S. Bayl