

This Instrument was Prepared by:

Send Tax Notice To: Michael Breck Carroll

Mike T. Atchison, Attorney at Law  
101 West College Street  
Columbiana, AL 35051

*1 Dunwar Dr  
Columbiana, AL 35040*

File No.: S-19-25474

## WARRANTY DEED



20190809000288250 1/2 \$21.50  
Shelby Cnty Judge of Probate, AL  
08/09/2019 01:13:05 PM FILED/CERT

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Eighty Thousand Dollars and No Cents (\$180,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we **Estate of Johnny R. Stamps, Probate Case No. PR-2018-000457, Shelby County, Alabama**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Michael Breck Carroll**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama; to wit;

Lots 13 and 14, in Block 1, according to the Survey of Dunwar Estates, as recorded in Map book 3, Page 154 and as amended description according to affidavit of B. S. Wheeler, dated July 14, 1961 and recorded in Deed Book 216, Page 500, in the Office of the Judge of Probate of Shelby County, Alabama.

**Property may be subject to 2019 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.**

**Carol Y. Stamps, the other grantee in deed recorded in Instrument No. 1997-25145, is deceased, having died on or about the 8th day of May, 2011.**

**\$176,739.00** of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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 5th day of August, 2019.

ESTATE OF JOHNNY R. STAMPS, PROBATE  
CASE NO. PR-2018-000457, SHELBY COUNTY,  
ALABAMA

Shelby County, AL 08/09/2019  
State of Alabama  
Deed Tax: \$3.50

*Jamie Gaines*

By Jamie Gaines  
As Personal Representative

State of Alabama

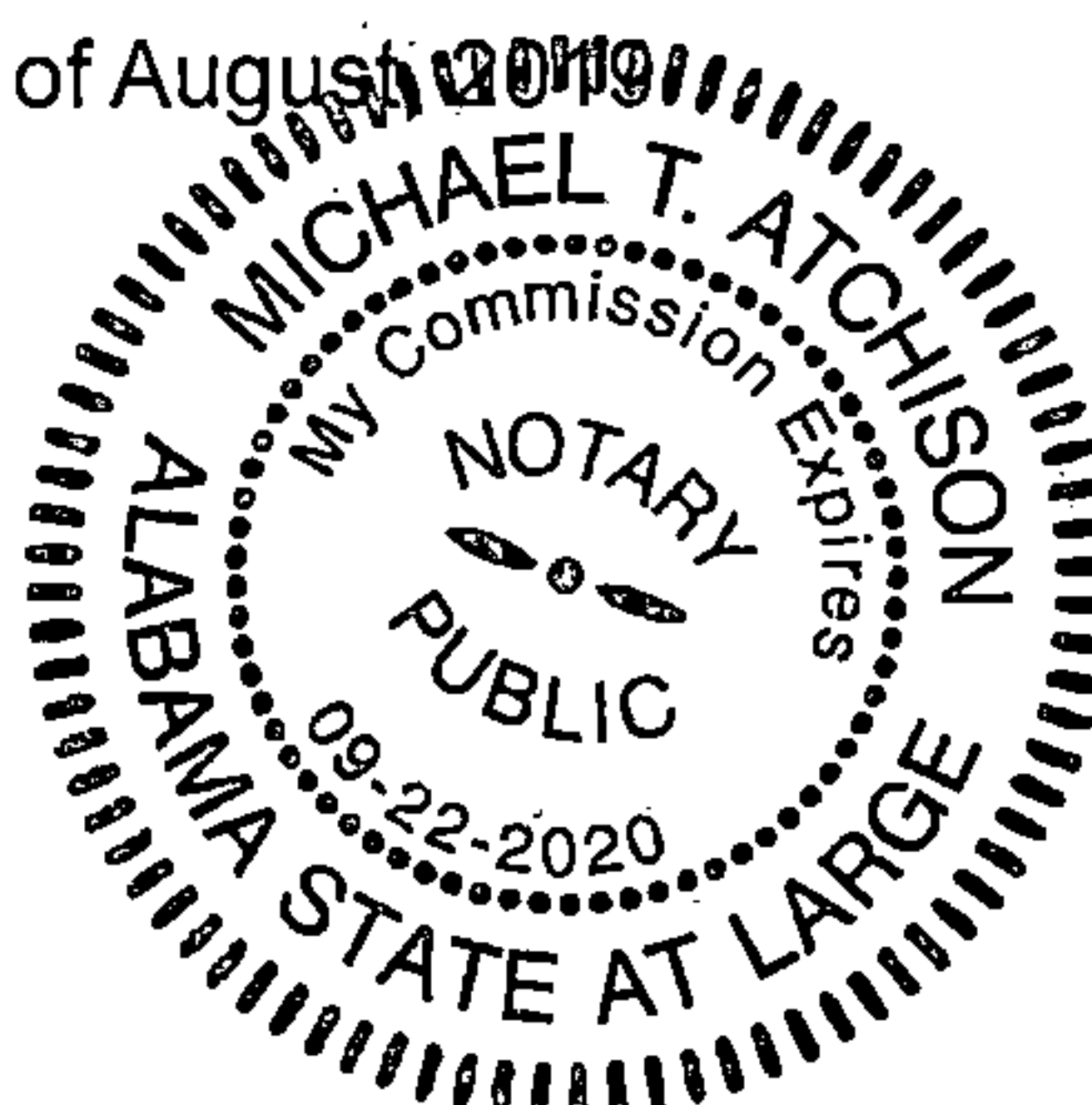
County of Shelby

I, Mike T Atchison, a Notary Public in and for the said County in said State hereby certify that Jamie Gaines as Personal Representative of the Estate of Johnny R. Stamps, Probate Case No. PR-2018-000457, Shelby County, Alabama, 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 this the 5th day of August 2019.

*Mike T Atchison*

Notary Public, State of Alabama  
Mike T Atchison  
My Commission Expires: September 22, 2020





# Real Estate Sales Validation Form

20190809000288250 2/2 \$21.50  
Shelby Cnty Judge of Probate, AL  
08/09/2019 01:13:05 PM FILED/CERT

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

Grantor's Name Estate of Johnny R. Stamps, Probate  
Case No. PR-2018-000457, Shelby  
County, Alabama

Mailing Address 219 County Road 271  
Clinton, AL 35045

Property Address 1 Dunwar Drive  
Calera, AL 35040

Grantee's Name Michael Breck Carroll

Mailing Address 1 Dunwar Dr  
Calera, AL 35040

Date of Sale August 05, 2019  
Total Purchase Price \$180,000.00

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 - 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 August 05, 2019

Print Estate of Johnny R. Stamps, Probate Case No.  
PR-2018-000457, Shelby County, Alabama

☐ Unattested

Sign

[Signature]  
(Grantor/Grantee/Owner/Agent) circle one

(verified by)

Form RT-1