

Send tax notice to:  
Virginia D. Yates  
1061 Wyndham Lane  
Helena, AL 35080

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 One Hundred Thirty Nine Thousand Nine Hundred and 00/100 Dollars (\$139,900.00) in hand paid to the undersigned, Joshua Elder and Luna Elder, Husband and Wife, and Chad Elder, a married man (hereinafter referred to as "Grantors"), by Virginia D. Yates (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 234, according to the Survey of Wyndham, Wilkerson Phase 4, as recorded in Map Book 24, Page 99, 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.

\$135,200.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A  
MORTGAGE LOAN.

\$7,500.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A  
SECOND MORTGAGE LOAN.

The property being conveyed herein does not constitute the homestead of Chad Elder nor the homestead of Chad Elder's spouse.

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

The Grantors do for themselves, their heirs and assigns, covenant with Grantee, her 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 and assigns shall warrant and defend the same to the said Grantee, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantors have set their signature and seal on this the 7th day of August, 2019.

*Joshua Elder*  
*by his attorney in fact*  
*Debora R. Elder*

Joshua Elder, by his attorney in fact, Debora R. Elder

*Luna Elder*

Luna Elder

*Chad Elder*  
*by his attorney in fact*  
*Debora R. Elder*

Chad Elder by his attorney in fact, Debora R. Elder

STATE OF ALABAMA  
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Debora R. Elder, whose name as attorney in fact for Joshua Elder, a married man, 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 7th day of August, 2019.



Print Name:

*Catherine H. Scott*  
Notary Public  
Commission Expires: 7-25-2022

STATE OF ALABAMA  
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Luna Elder, a married woman 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 7<sup>th</sup> day of August, 2019.



Print Name:

Notary Public

Commission Expires:

Catherine H. Scott  
7-25-2022

STATE OF ALABAMA  
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Debora R. Elder, whose name as attorney in fact for Chad Elder, a married man, 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 7<sup>th</sup> day of August, 2019.



Print Name:

Notary Public

Commission Expires:

Catherine H. Scott  
7-25-2022



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

Grantor's Name	<u>Joshua Elder, Luna Elder and</u> <u>Chad Elder</u>	Grantee's Name	<u>Virginia D Yates</u>
Mailing Address	<u>65 Club Estates Dr</u> <u>Anniston AL 36207</u>	Mailing Address	<u>1061 Wyndam Lane</u> <u>Helena AL 35080</u>
Property Address	<u>1061 Wyndam Lane</u> <u>Helena AL 35080</u>	Date of Sale	<u>8/7/2019</u>
		Total Purchase Price	<u>\$ 139,900</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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input 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 8-9-19 Print Skyler Murphy

☐ Unattested \_\_\_\_\_ Sign [Signature]

(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  
08/09/2019 01:13:10 PM  
\$26.00 CHERRY  
20190809000288290

*Allen S. Bevil*