

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

SEND TAX NOTICE TO:  
Heather Renee Sports  
454 17th Street  
Calera, AL 35040

20190823000311720  
08/23/2019 03:21:35 PM  
DEEDS 1/2

**GENERAL WARRANTY DEED**

STATE OF ALABAMA )

SHELBY COUNTY )

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of One Hundred Twenty-One Thousand And No/100 Dollars (\$121,000.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Debra C. Ingram, a married woman (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Heather Renee Sports (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama**:

Lots 3 and 4 Block 76 according to J.H. Dunstan's Map and Survey of the Town of Calera, Alabama as recorded in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama

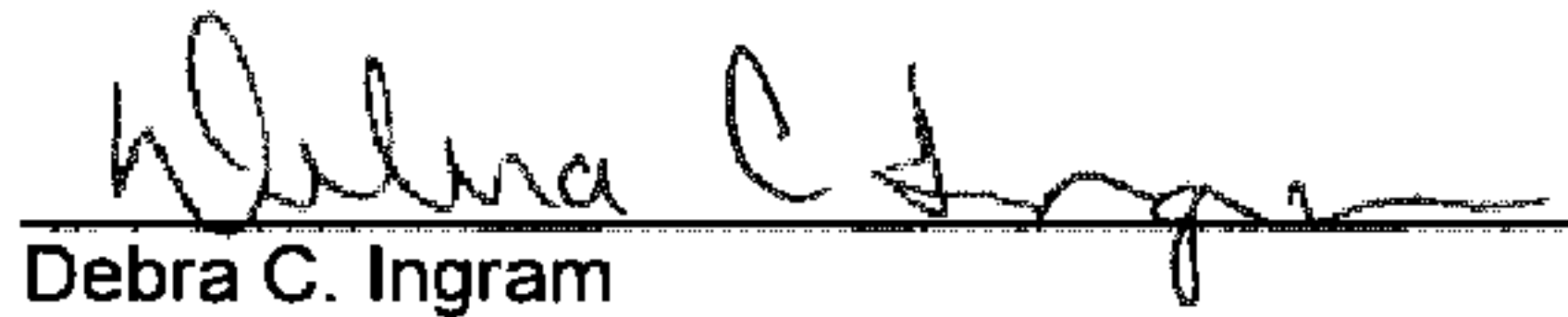
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

Subject to a third party mortgage in the amount of \$118,808.00 executed and recorded simultaneously herewith.

The property herein conveyed does not constitute the homestead of the Grantor, nor that of her spouse.

**TO HAVE AND TO HOLD** unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has 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 grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

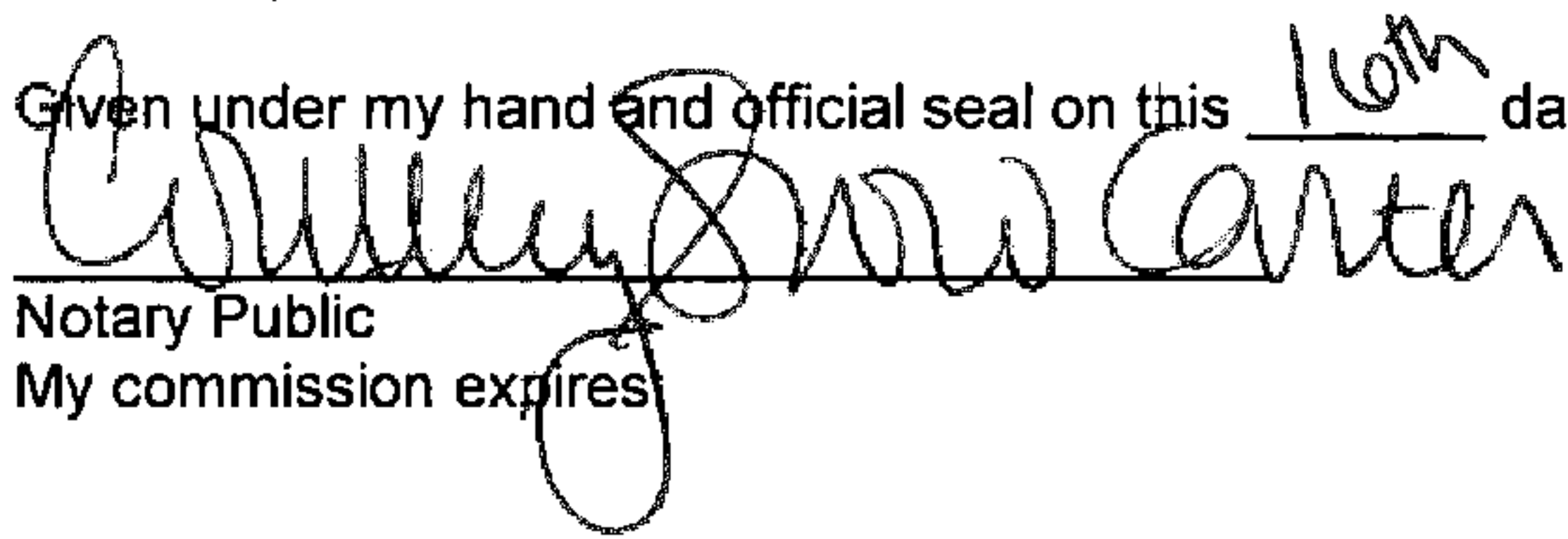
**IN WITNESS WHEREOF**, the undersigned have hereunto set our hands and seals on this 16 day of August, 2019.

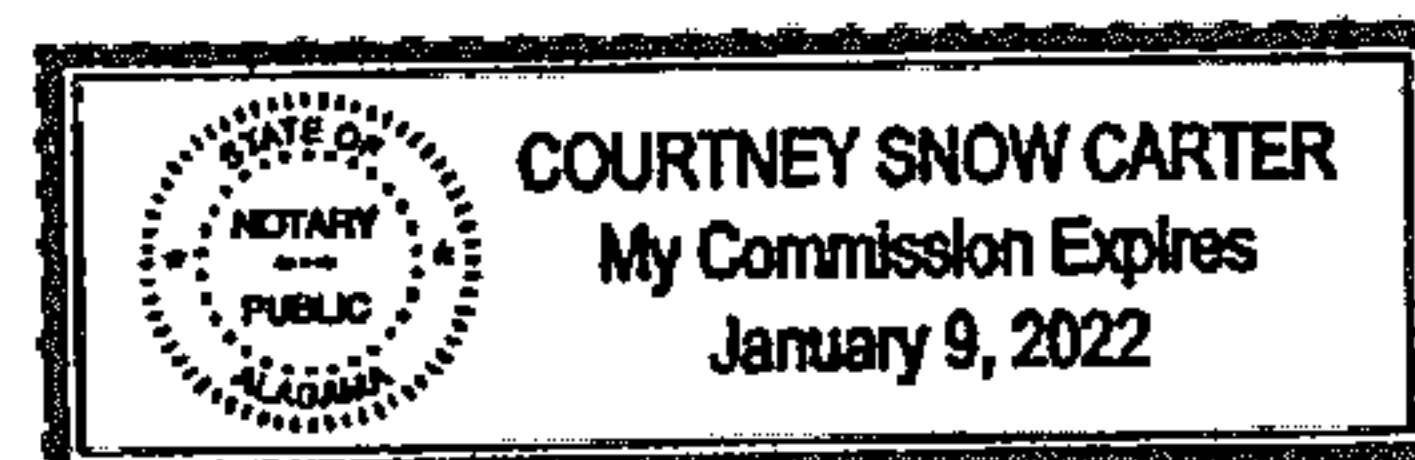
  
Debra C. Ingram

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Debra C. Ingram 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 16th day of August, 2019.

  
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

Grantor's Name Debra C. Ingram  
 Mailing Address 454 17th Street  
 Calera, AL 35040

Grantee's Name Heather Renee Sports  
 Mailing Address 454 17th Street  
 Calera, AL 35040

Property Address 454 17th Street  
 Calera, AL 35040

Date of Sale August 16, 2019

Total Purchase Price \$121,000.00

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

☐ 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 - Debra C. Ingram, 454 17th Street, Calera, AL 35040.

Grantee's name and mailing address - Heather Renee Sports, 454 17th Street, Calera, AL 35040.

Property address - 454 17th Street, Calera, AL 35040

Date of Sale - August 16, 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: August 16, 2019

Sign Courtney Carter  
 Agent



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 08/23/2019 03:21:35 PM  
 \$20.50 CHARITY  
 20190823000311720

Allen S. Boyd