

Send tax notice to:
Billy Wade
155 Stratford Circle
Pelham, AL 35124
PEL1900477

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

State of Alabama
County of Shelby

20190905000328250
09/05/2019 04:04:46 PM
DEEDS 1/4

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten Thousand and 00/100 Dollars (\$10,000.00) in hand paid to the undersigned **Christopher Wade, an unmarried man, heir at law of Sheila Wade, deceased, and Tammy Jo Maniscalco, a married woman, heir at law of Sheila Wade, deceased,** (hereinafter referred to as "Grantors"), by **Billy Wade** (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 61, according to the Map and Survey of Stratford Place, Phase IV, as recorded in Map Book 14, Page 69, in the Office of the Judge of Probate of Shelby County, Alabama.

Billy Wade is one and the same person as Billy Joe Wade and also the same person as Bill Wade.

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.

The property being conveyed does not constitute the homestead of Tammy Jo Maniscalco nor the homestead of her spouse.

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

The Grantors do for themselves, their heirs and assigns, covenant with Grantee, his heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that it is 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 Grantee, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantors Christopher Wade, heir at law of Sheila Wade and Tammy Jo Maniscalco, heir at law of Sheila Wade, have hereunto set their signatures and seals on August 30, 2019.

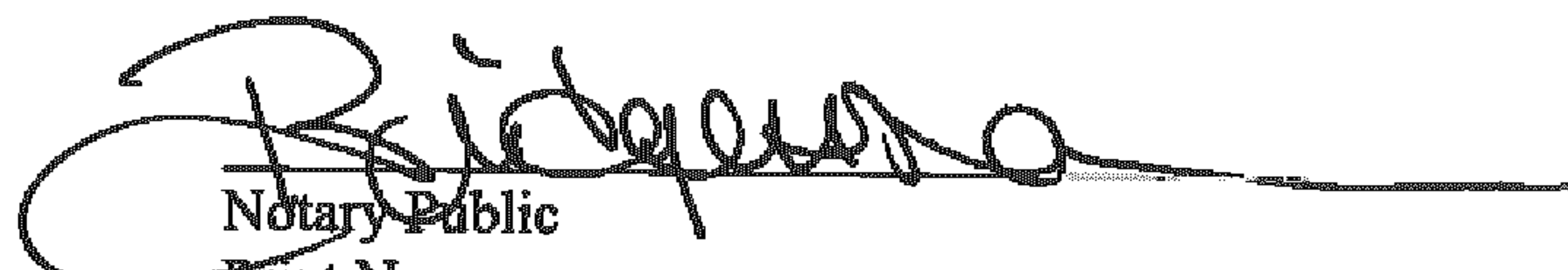

Christopher Wade

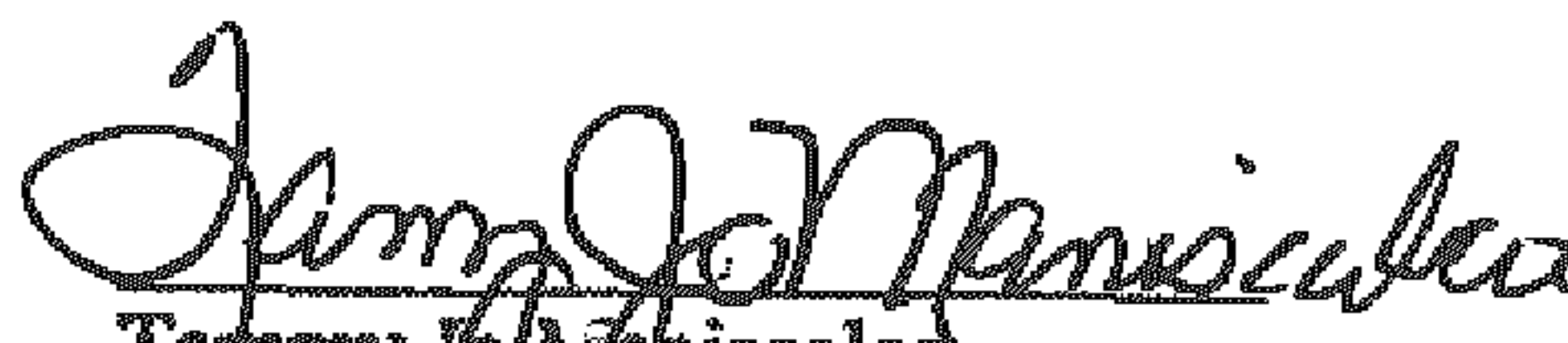
STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Christopher Wade, an unmarried man, heir at law of Sheila Wade, deceased, 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 in his capacity as such heir at law and with full authority executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 30 day of August, 2019.

(NOTARIAL SEAL)

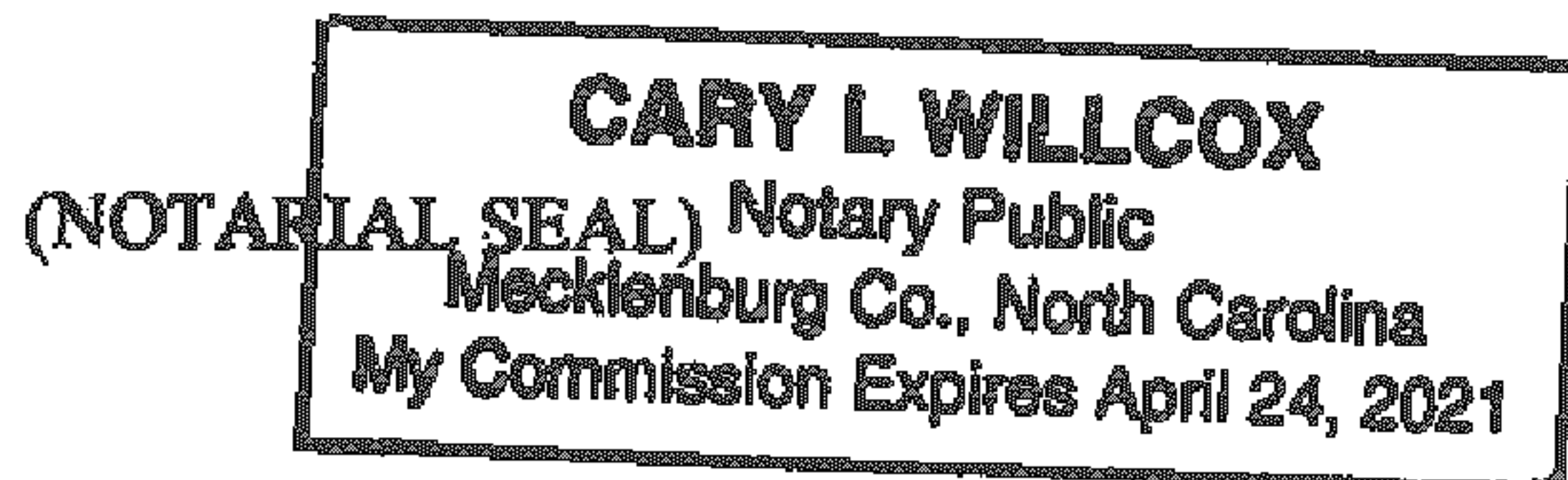

Notary Public
Print Name:
Commission Expires
 BRIDGETT A. OGBURN
My Commission Expires
July 24, 2022


Tammy Jo Maniscalco

STATE OF *NC*
COUNTY OF *MECKLENBURG*

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Tammy Jo Maniscalco, a married woman, heir at law of Sheila Wade, deceased, 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 in her capacity as such heir at law and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 30 day of August, 2019.




Notary Public
Print Name: *Cary L. Willcox*
Commission Expires: *4.24.2021*

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

Grantor's Name Christopher Wade and Tammy Jo Maniscalco
 Mailing Address _____

Grantee's Name Billy Wade
 Mailing Address 155 Stratford Circle
Pelham AL, 35124

Property Address 155 Stratford Circle
Pelham AL 35124

Date of Sale 8/30/2019
 Total Purchase Price \$ _____
 or
 Actual Value \$ _____
 or
 Assessor's Market Value \$ 107,700 which is 1/2 tax assessors 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 - 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 9-4-19

Print Skyler Murphy

Unattested _____

(verified by)

Sign _____

(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
 09/05/2019 04:04:46 PM
 \$139.00 CHARITY
 20190905000328250

Allen S. Bayl