

Send tax notice to:
Timothy L. Singleton & Mary Jane A. Singleton
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

WARRANTY DEED

20190906000328380
09/06/2019 08:09:57 AM
DEEDS 1/3

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Forty Thousand and 00/100 Dollars (\$240,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned **Billy Joe Wade, an unmarried man whose mailing address is: 69 Lawrence Lee Circle, Cropwell, AL 35054** (hereinafter referred to as "Grantor"), by **Timothy L. Singleton and Mary Jane A. Singleton** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, 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 Joe Wade is one and the same person as Billy 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.

\$232,215.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantor does for himself, his heirs and assigns, covenant with Grantees, their 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 he has a good right to sell and convey the same as aforesaid; and that he will, and his heirs, executors, administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor Billy Joe Wade has hereunto set his signature and seal
on August 30th, 2019.

Billy Joe Wade

Billy Joe Wade

STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Billy Joe Wade, an unmarried man, 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 executed the same voluntarily on the day the same bears date.

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

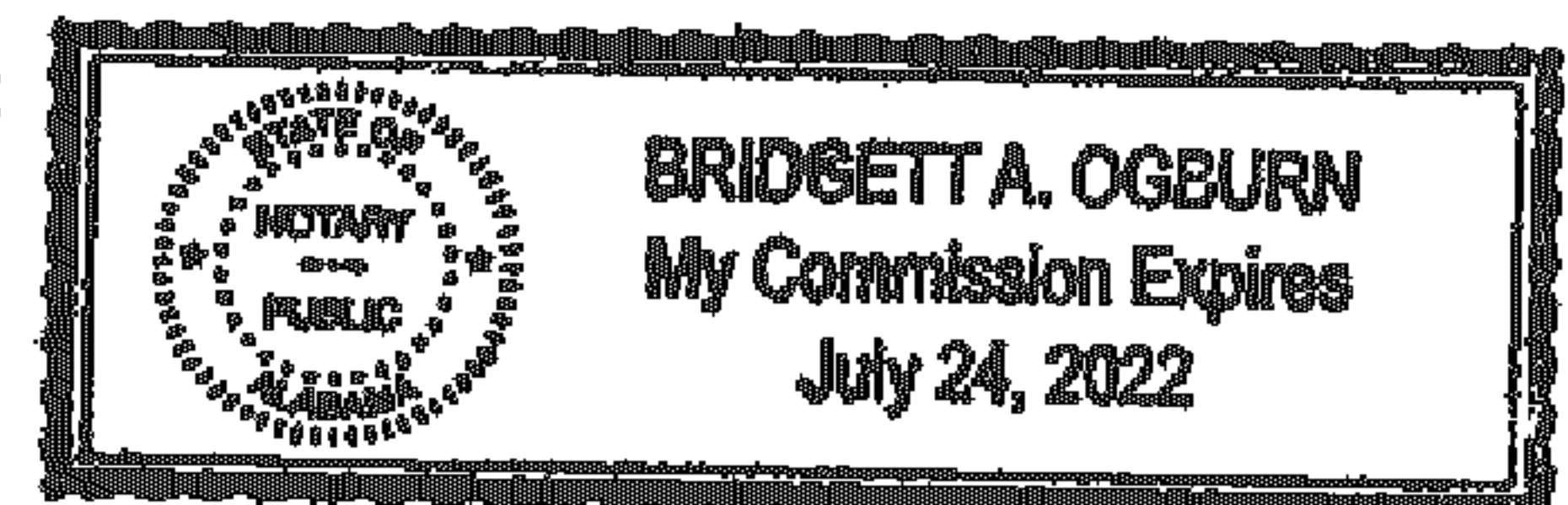
Bridgett A. Ogburn

Notary Public

Print Name:

Commission Expires:

(NOTARIAL SEAL)



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

Grantor's Name	Billy Joe Wade	Grantee's Name	Timothy L Singleton and Mary Jane A. Singleton
Mailing Address	69 Lawrence Lee Circle Cropwell AL 35054	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	\$ 240,000
		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 - 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 9-5-19Print Skyler Murphy

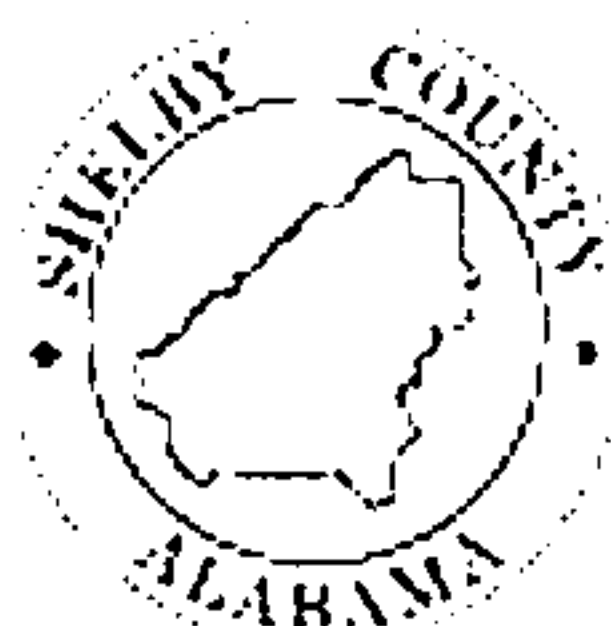
Unattested

Sign

(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
09/06/2019 08:09:57 AM
\$36.00 CHERRY
20190906000328380

Allen S. Bayl