

Send tax notice to:
Anna C. Pendleton
230 Comanche Street
Montevallo, AL 35115
PEL1900652

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

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **One Hundred Fifty Five Thousand and 00/100 Dollars (\$155,000.00)** the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **Dustin R. Heuer, an unmarried man**, whose mailing address is:

910 Burnt Pine Dr. Maylene, AL 35114
(hereinafter referred to as "Grantor"), by **Anna C. Pendleton** (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 63, according to the Survey of Indian Highlands, Third Addition, as recorded in Map Book 6, Page 28, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2020 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.
MINING AND MINERAL RIGHTS EXCEPTED.

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

The Grantor does for himself, his heirs and assigns, covenant with Grantee, her heirs, executors, administrators and assigns, that he is 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 Grantee, her heirs and assigns forever, against the lawful claims of all persons.

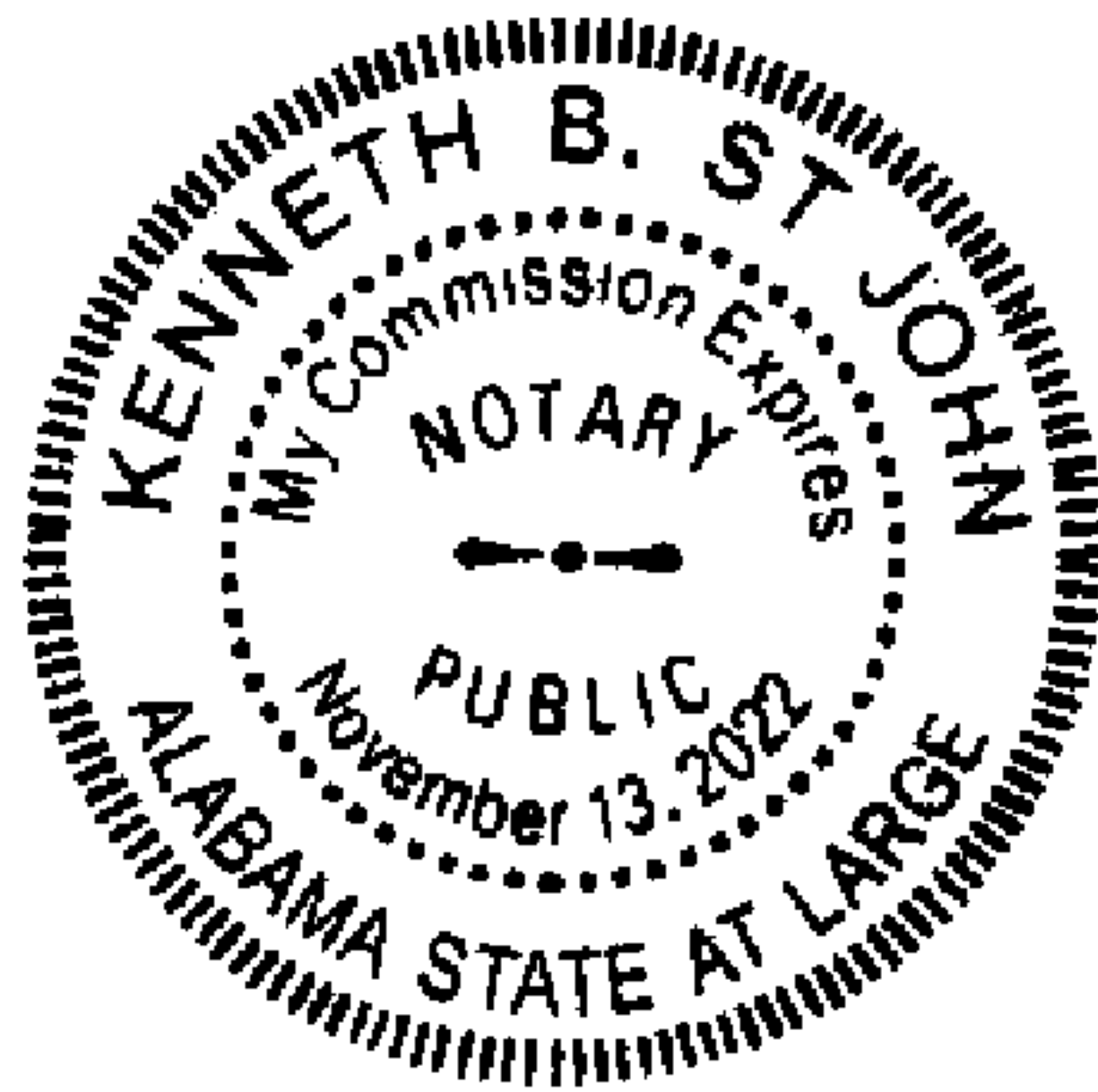
IN WITNESS WHEREOF, Grantor has set his signature and seal on this, the 1st day of November, 2019.


Dustin R. Heuer

STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Dustin R. Heuer, 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 1st day of November, 2019.




Notary Public
Print Name: Kenneth B St John
Commission Expires: 11/13/2022

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>Dustin R Heuer</u>	Grantee's Name	<u>Anna C Pendleton</u>
Mailing Address	<u>910 Burnt Pine Dr</u>	Mailing Address	<u>230 Comanche Street</u>
	<u>Maylene AL 35114</u>		<u>Montevallo AL 35115</u>
	<u></u>		<u></u>
Property Address	<u>230 Comanche Street</u>	Date of Sale	<u>11/1/2019</u>
	<u>Montevallo AL 35115</u>	Total Purchase Price	<u>\$ 155,000</u>
	<u></u>	or	
	<u></u>	Actual Value	<u>\$</u>
	<u></u>	or	
	<u></u>	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)

<u> </u> Bill of Sale	<u> </u> Appraisal
<u> </u> Sales Contract	<u> </u> Other
<u> X </u> 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 11-4-19Print Skyler Murphy UnattestedSign

(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
 11/04/2019 03:41:10 PM
 \$183.00 CATHY
 20191104000408030

Allen S. Bayl