

This instrument was prepared by:
Mark E. Gualano, Attorney
701 Chestnut Street
Vestavia Hills, AL 35216

Send Tax Notices to:
Tanya Leanne Ray
351 Forest Lakes Dr.
Sterrett, AL 35147

20191108000416780
11/08/2019 01:35:37 PM
DEEDS 1/3

WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

JEFFERSON COUNTY)

That in consideration of **One Hundred Forty-Six Thousand, Nine Hundred and no/100 Dollars (\$146,900.00)**, and other good and valuable consideration to the undersigned grantor(s) (whether one or more), in hand paid by the grantee(s) herein, the receipt and sufficiency of which is hereby acknowledged, I or we, **Tiana Anderson McCurdy and husband, Anthony McCurdy** herein referred to as grantor(s), whether one or more), grant, bargain, sell and convey unto **Tanya Leanne Ray** (herein referred to as grantee(s), whether one or more), the following described real estate, situated in Shelby County, Alabama to-wit:

Lot 696, according to the Survey of Forest Lakes, 12 Sector, as recorded in Map Book 34, Page 3, recorded in the Office of the Judge of Probate of Shelby County, Alabama.

\$144,238.00 of the purchase price recited herein was paid from the proceeds of a purchase money mortgage closed simultaneously herewith.

\$4,407.00 of the purchase price recited herein was paid from the proceeds of a purchase money mortgage closed simultaneously herewith.

Tiana Anderson McCurdy is one and the same person as Tiana Anderson.

SUBJECT TO:

1. Ad valorem taxes for the current tax year.
2. Easements, restrictions, reservations and conditions of record.

TO HAVE AND TO HOLD to the said grantee, his, her, their or its, heirs, successors and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her, their, its heirs, successors and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/(we) the undersigned hereunto set my (our) hand(s) and seal(s)
this 7th day of November, 2019.

Tiana Anderson McCurdy
Tiana Anderson McCurdy

Anthony McCurdy
Anthony McCurdy

STATE OF ALABAMA

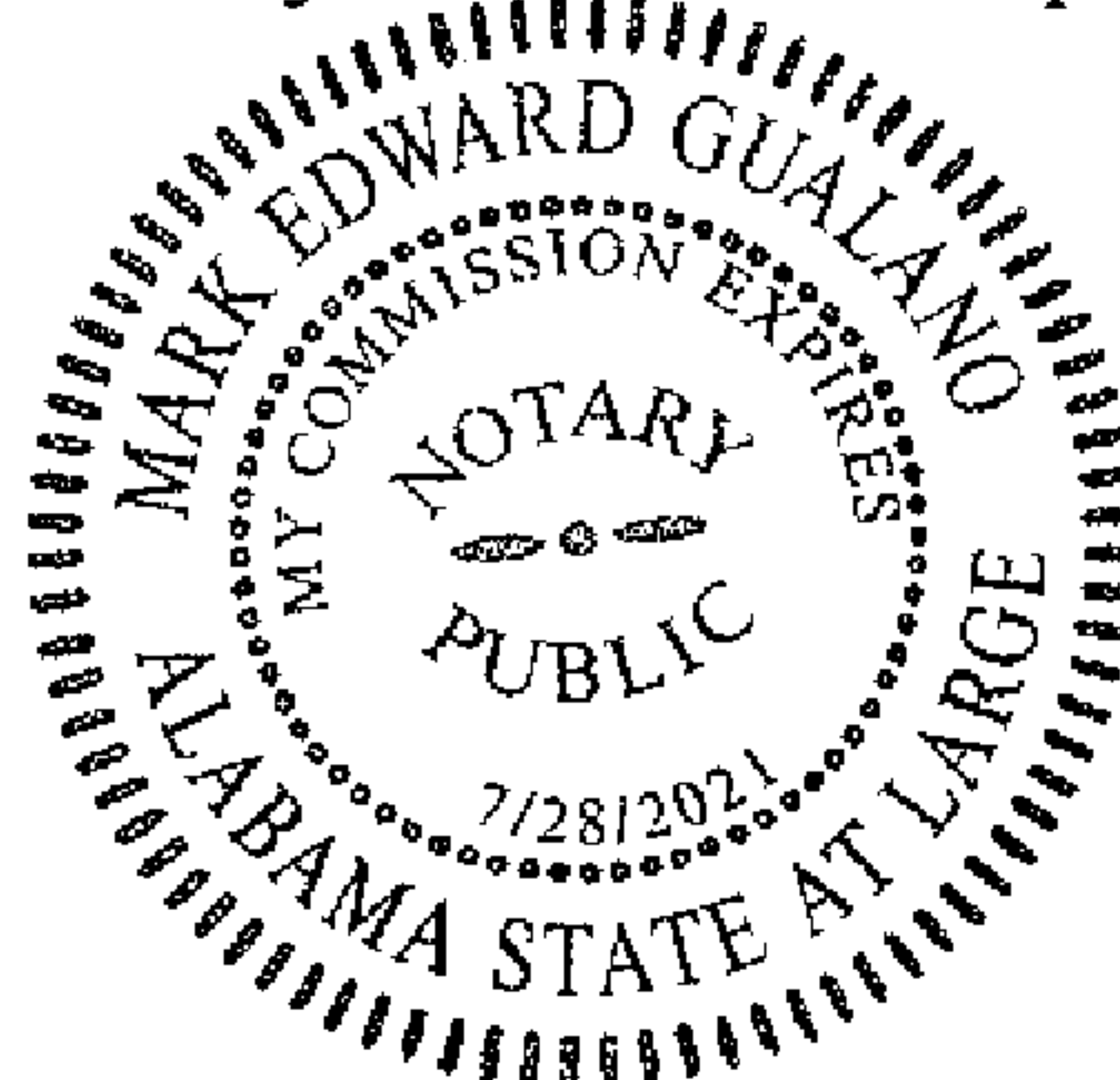
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Tiana Anderson McCurdy and Anthony McCurdy**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily and as their act on the day the same bears date.

Given under my hand and official seal this 7th day of November, 2019.

Notary Public

My commission expires: 7/28/21



Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Tiana Anderson McCurdy
 Mailing Address P.O. BOX 380062
B'ham, AL 35238

Grantee's Name Tanya Leanne Ray
 Mailing Address 123 Someplace 351 Forest Lakes Dr
Sterrett, AL 35147

Property Address 351 Forest Lakes Dr.
Sterrett, AL 35147

Date of Sale November 07, 2019
 Total Purchase Price \$146,900.00

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
☒ Sales Contract
☐ Closing Statement
☐ Appraisal
☐ Other

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 of 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).

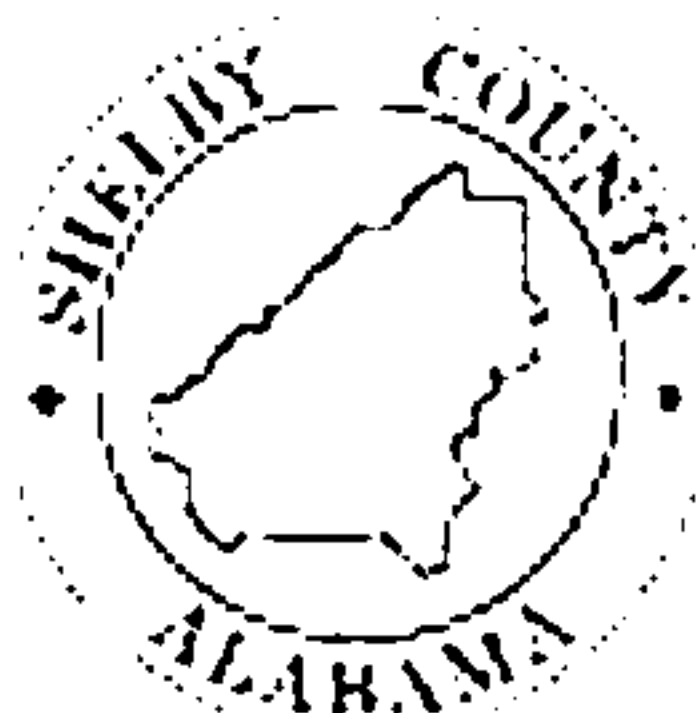
Date November 7, 2019

Print Tiana Anderson McCurdy

Unattested

(verified by)

Sign Tiana Anderson McCurdy
 (Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 11/08/2019 01:35:37 PM
 \$30.00 CHARITY
 20191108000416780

Allen S. Bayl

Form RT-1