

Send tax notice to:

Troy Dotson and Rebecca Lamar Dotson

124 Saddle Lake Drive

Alabaster, AL 35007

PEL1900690

This instrument prepared by:

S. Kent Stewart

Stewart & Associates, P.C.

3595 Grandview Pkwy, #280

Birmingham, Alabama 35243

State of Alabama

County of Shelby

20191211000457190

12/11/2019 08:57:16 AM

DEEDS 1/4

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **Three Hundred Seventy Five Thousand and 00/100 Dollars (\$375,000.00)**, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned, **Harry A. Thomas, an unmarried man**, whose mailing address is:

109 Falling Leaf Drive (Kaverers Rest) S.C. 29690 (hereinafter referred to as "Grantor"), by **Troy Dotson and Rebecca Lamar Dotson** (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:

See Exhibit "A" attached hereto and made a part hereof for the complete legal description of the property being conveyed by this instrument.

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.

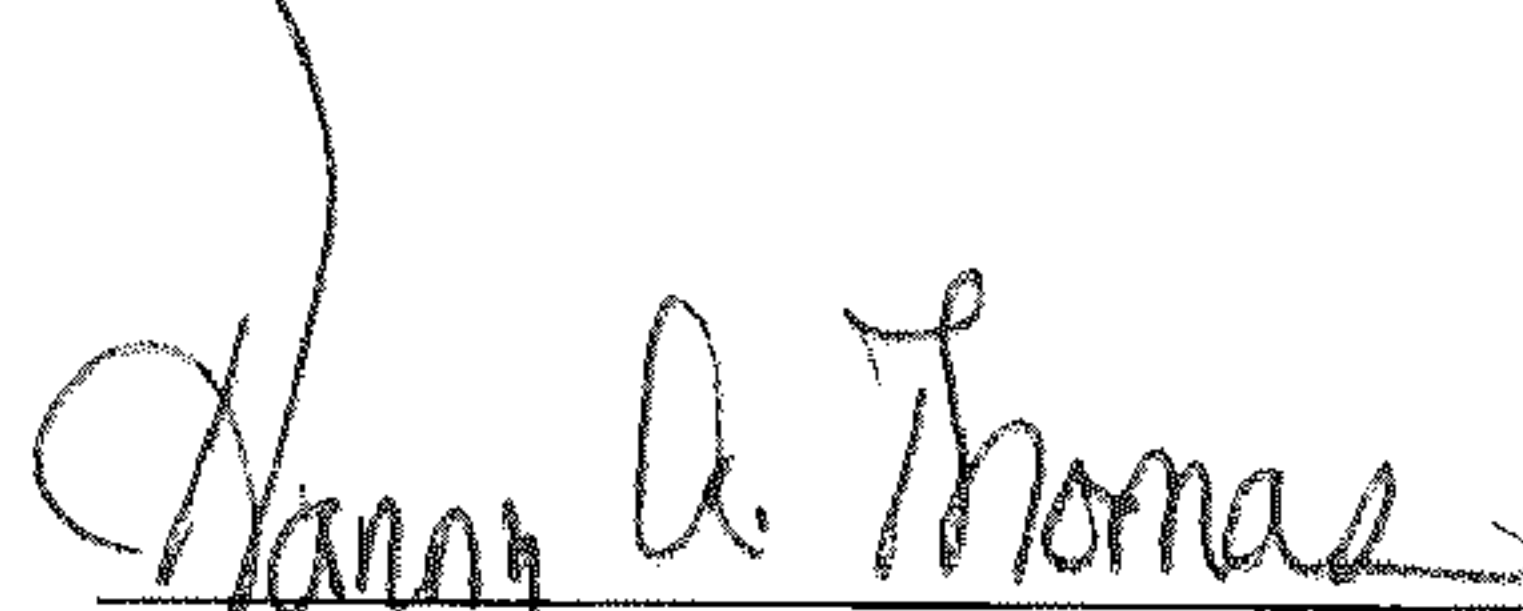
\$356,250.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

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 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 Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor, Harry A. Thomas has hereunto set his signature and seal on December 5 2019.

20191211000457190 12/11/2019 08:57:16 AM DEEDS 2/4


Harry A. Thomas

STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Harry A. Thomas, 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 5 day of December, 2019.

(NOTARIAL SEAL)



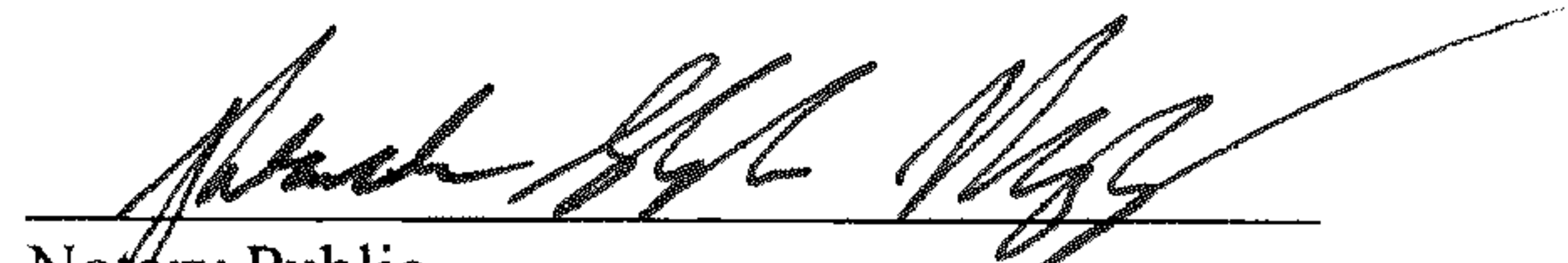

Notary Public
Print Name: Patrick Skyler Murphy
Commission Expires: 6-19-22

EXHIBIT "A"

LEGAL DESCRIPTION

Unit 18, in Saddle Lake Farms Condominium, a Condominium located in Shelby County, Alabama as established by Declaration of Condominium as recorded in Inst. No. 1995-17533 and Articles of Incorporation of Saddle Lake Farms Association, Inc., as recorded in Inst. No. 1995-17530, in the Office of the Judge of Probate of Shelby County, Alabama, together with an undivided 1/174 interests in the Common Elements of Saddle Lake Farms Condominium as set out in the said Declaration of Condominium, said unit being more particularly described in the floor plans and architectural drawings of Saddle Lake Farms Condominium as recorded in Map Book 20, Page 20 A & B, in the Probate Office of Shelby County, Alabama.



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

Grantor's Name	Harry A Thomas	Grantee's Name	Troy Dotson and Rebecca L. Dotson
Mailing Address	109 Falling Leaf Drive Travelers Rest, SC 29690	Mailing Address	124 Saddle Lake Drive Alabaster AL 35007
Property Address	124 Saddle Lake Drive Alabaster AL 35007	Date of Sale	12/6/2019
		Total Purchase Price	\$ 375000
		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 12-10-19Print 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
12/11/2019 08:57:16 AM
\$50.00 CHERRY
20191211000457190

Allen S. Bayl