

Send tax notice to:  
Rodricus Ware  
109 Walking Horse Trace  
Alabaster, AL 35007

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

STATE OF ALABAMA  
Shelby COUNTY

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Eighty Five Thousand and 00/100 Dollars (\$285,000.00) in hand paid to the undersigned, Troy Dotson and Rebecca Lamar Dotson, Husband and Wife, (hereinafter referred to as "Grantors"), by Rodricus Ware (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 15, according to the Survey of Saddle Lake Farms Second Addition Phases III, IV, V, VI and VII, as recorded in Map Book 29, Page 34, in the Probate Office of Shelby County, Alabama.

**SUBJECT TO:**

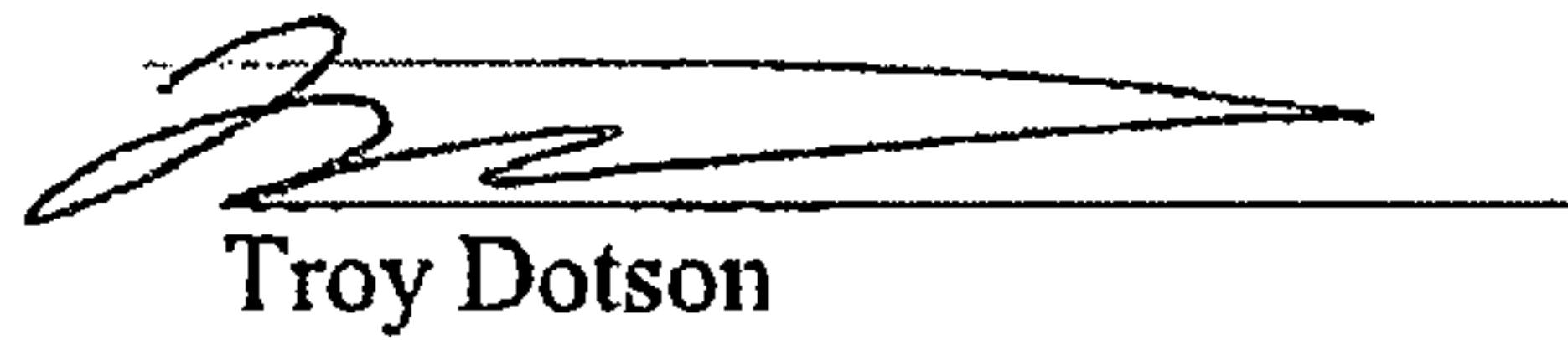
**ADVALOREM TAXES DUE OCTOBER 01, 2020 AND THEREAFTER.  
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS  
OF RECORD.**

**\$279,837.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A  
MORTGAGE LOAN.**

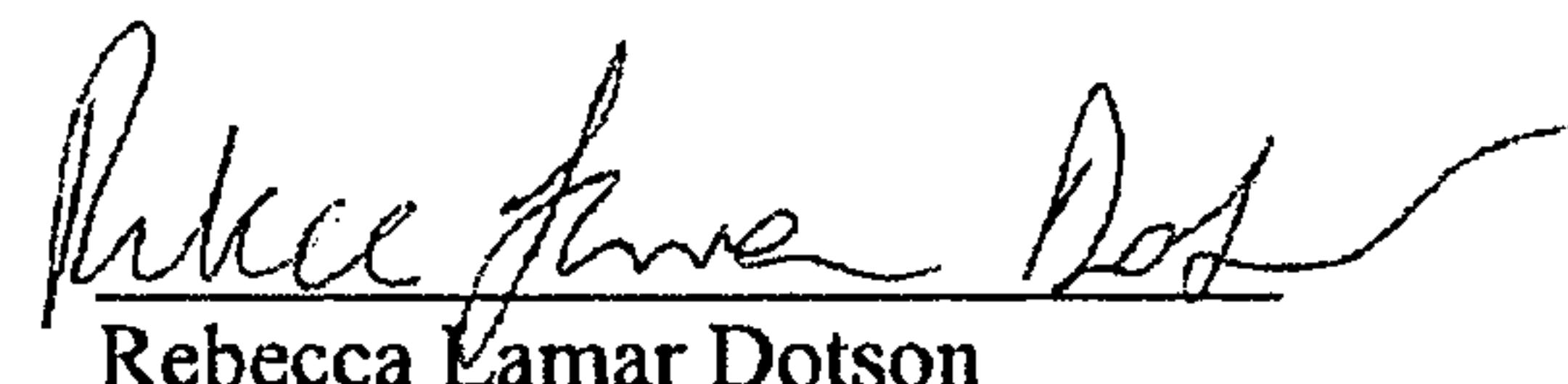
**TO HAVE AND TO HOLD to Grantee, his heirs, executors, administrators and assigns  
forever.**

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 free 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 and assigns shall warrant and defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims of all persons.

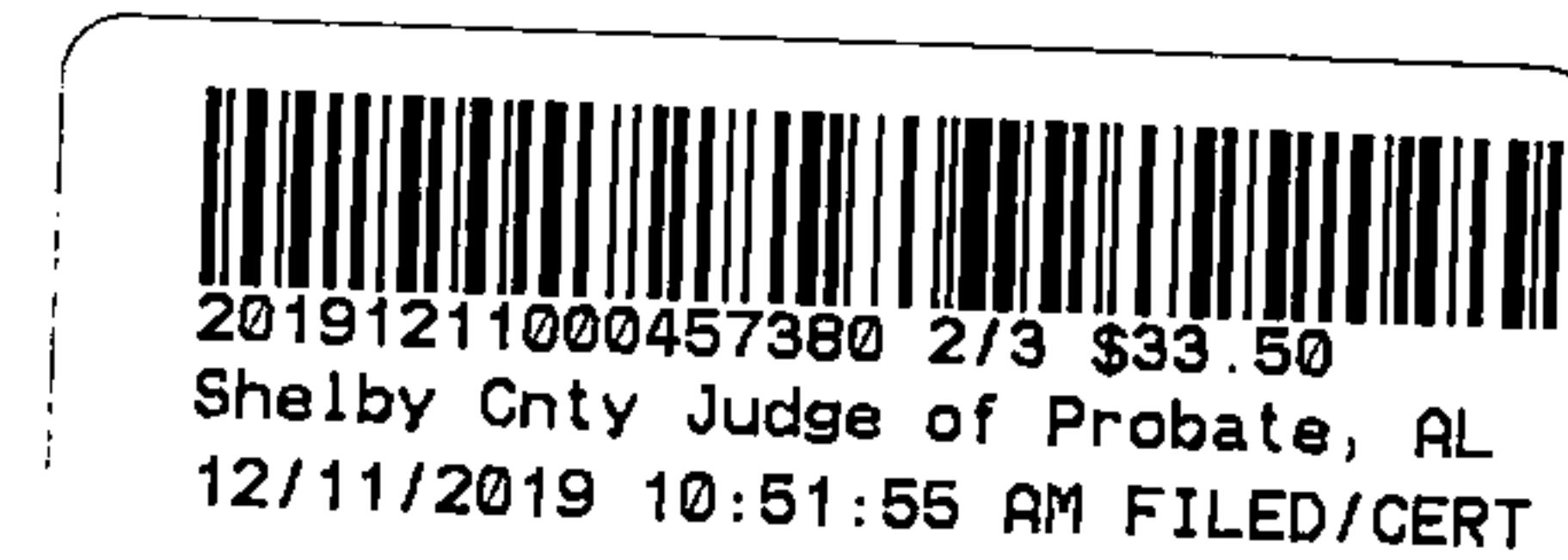
IN WITNESS WHEREOF, Grantors have set their signature and seal on this the 5<sup>th</sup> day of December, 2019.



Troy Dotson



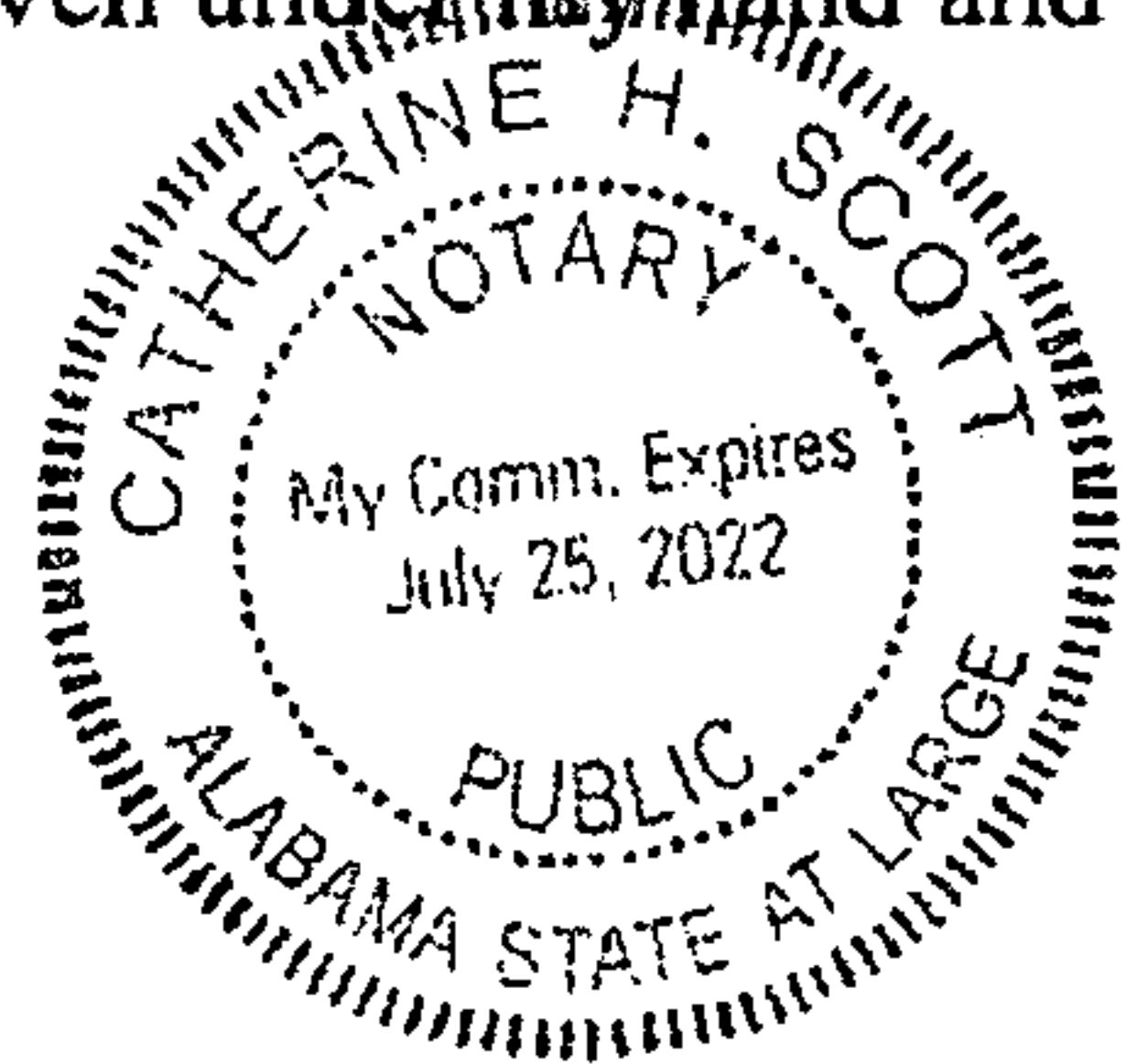
Rebecca Lamar Dotson



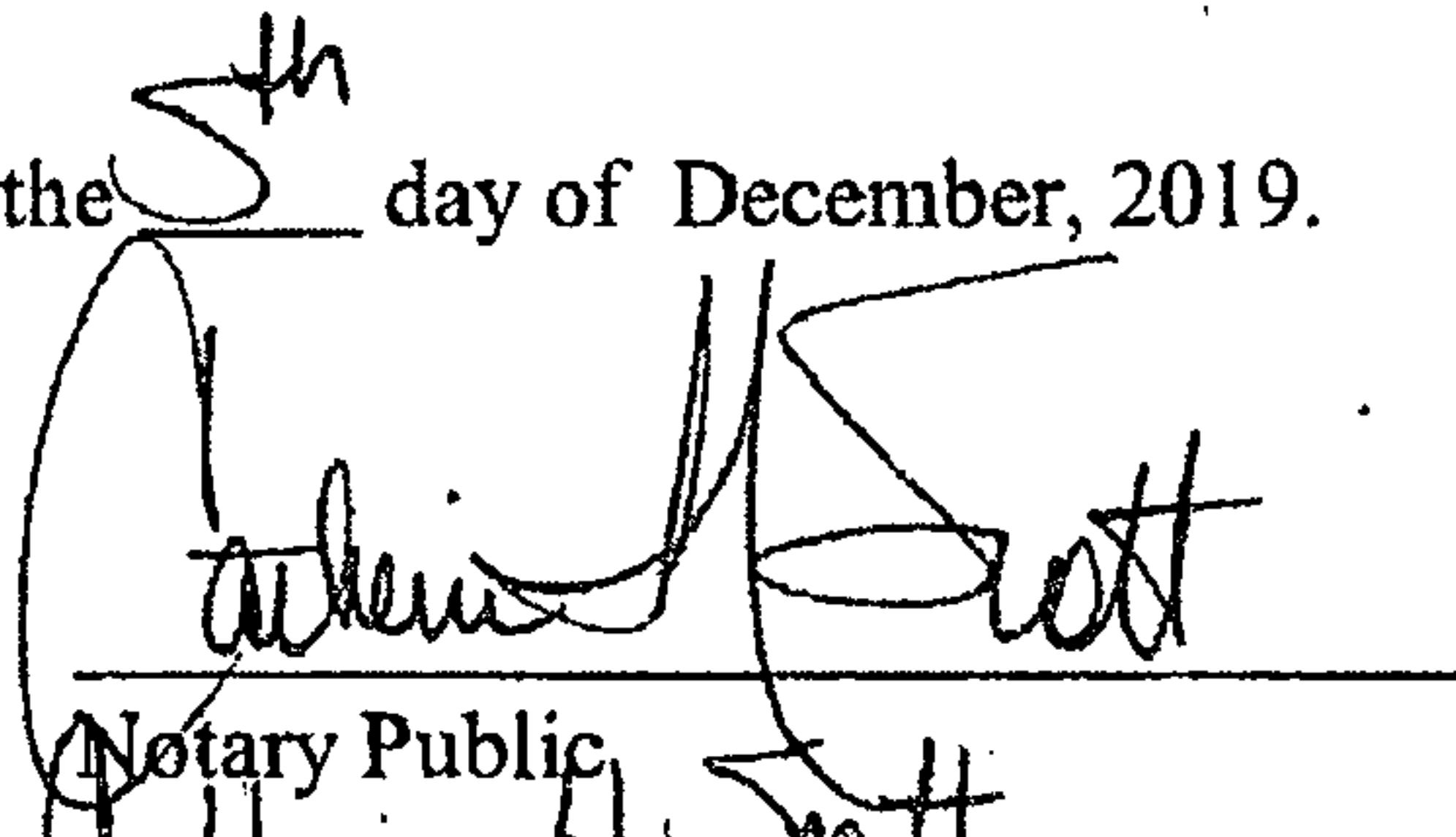
STATE OF ALABAMA  
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Troy Dotson and Rebecca Lamar Dotson, Husband and wife, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 5<sup>th</sup> day of December, 2019.



Print Name:



Catherine H. Scott  
Notary Public  
Catherine H. Scott  
Commission Expires: 7-25-2022

20191211000457380 3/3 \$33.50  
Shelby Cnty Judge of Probate, AL  
12/11/2019 10:51:55 AM FILED/CERT

### Real Estate Sales Validation Form

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

Grantor's Name	Troy Dotson and Rebecca Lamar Dotson	Grantee's Name	Rodricus Ware
Mailing Address	124 Saddle Lake Drive Alabaster AL 35007	Mailing Address	109 Walking Horse Trace Alabaster AL 35007
Property Address	109 Walking Horse Trace Alabaster AL 35007	Date of Sale	12/6/2019
		Total Purchase Price	\$ 285,000
		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).

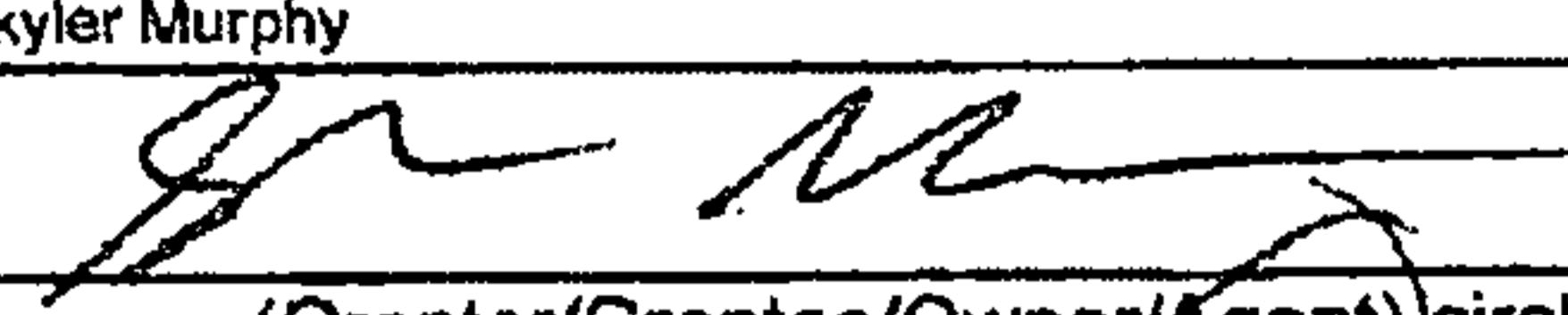
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 12-10-19

Print Skyler Murphy

Unattested

(verified by)

Sign 

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1