

AL-19120001S

This instrument was prepared by:

Victor Kang

Rubin Lublin AL, LLC

200 Clinton Ave. West, Suite 406

Huntsville, AL, 35801

Send Tax Notices To:

Kayler Montoney Webb and Jeffrey Ralph Webb

5311 Mountain Park Circle

Indian Springs, AL 35124

Return to:

Rubin Lublin, LLC

Attn: Closing Department

3145 Avalon Ridge Place, Suite 100

Peachtree Corners, GA 30071

20200108000010740

01/08/2020 08:31:59 AM

DEEDS 1/4

THE STATE OF VIRGINIA

RICHMOND COUNTY CITY

STATUTORY WARRANTY DEED

Know All Men by These Presents: That for and in consideration of 171,111.00 Dollars, to the undersigned grantor(s), **Truist Bank, successor by merger to SunTrust Bank as successor in interest to SunTrust Mortgage, Inc.** in hand paid by **Kayler Montoney Webb and Jeffrey Ralph Webb**, the receipt of which is hereby acknowledged, we the said grantor(s), do hereby grant, bargain, sell and convey unto the said **Kayler Montoney Webb and Jeffrey Ralph Webb, wife and husband**, the following described real estate, to-wit:

See Exhibit A, attached hereto and incorporated herein by reference. situated in Shelby County, Alabama.

To Have and to Hold unto **Kayler Montoney Webb and Jeffrey Ralph Webb, wife and husband** and his/her/their heirs and assigns forever.

[Remainder of Page Intentionally Left Blank]

AL-191200015

In Witness Whereof, we have hereunto set our hands and seals, this 18th day of DECEMBER, 2019

Trust Bank, successor by merger to SunTrust Bank as successor in interest to SunTrust Mortgage, Inc.

By: [Signature]

Printed Name: DEAN LIVERMAN

Title: OFFICER

STATE OF Virginia

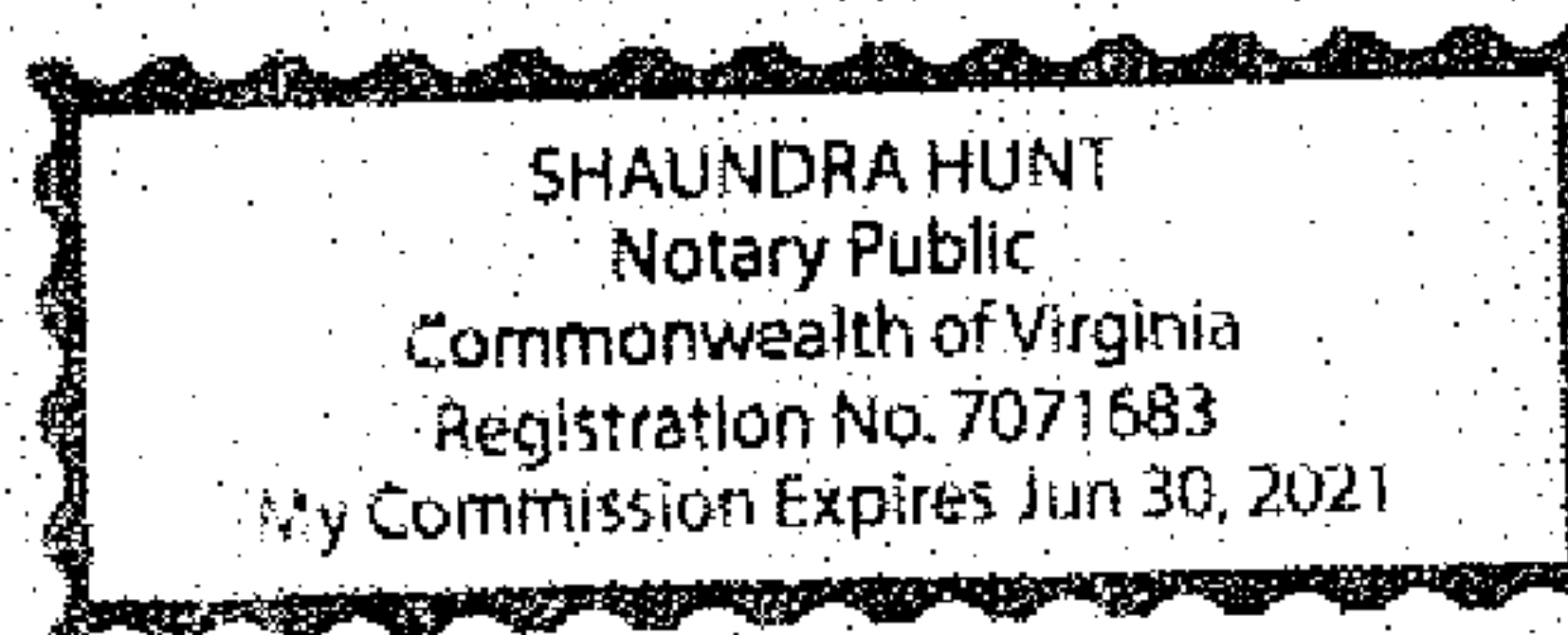
COUNTY OF Richmond City

I, the undersigned, a Notary Public, in and for said ~~county~~ ^{city}, in said State, hereby certify that Dean Liverman whose name as Officer of Trust Bank has signed the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she, as such officer and with full authority executed the same voluntarily for and as the act of said Officer.

Given Under My Hand and Official Seal this 18th Day of December, 2019.

[Signature]
Notary Public

My Commission Expires: 6/30/21



(Notary Seal)

AL-19120001S

20200108000010740 01/08/2020 08:31:59 AM DEEDS 3/4

EXHIBIT "A"

Lot 179, according to the Survey of Chandalar South Fourth Sector, as recorded in Map Book 6, Page 69, 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: Truist Bank, successor by merger to SunTrust Bank as successor in interest to SunTrust Mortgage, Inc. Grantee's Name: Kayler Montoney Webb and Jeffrey Ralph Webb

Mailing Address: 1001 Semmes Ave Richmond, VA 23224 Mailing Address: 5311 Mountain Park Circle Indian Springs, AL 35124

Property Address: 2045 CHANDAWAY DR Pelham, AL 35124 Date of Sale: 1/6/20

Total Purchase Price: 171,111.00

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. 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).

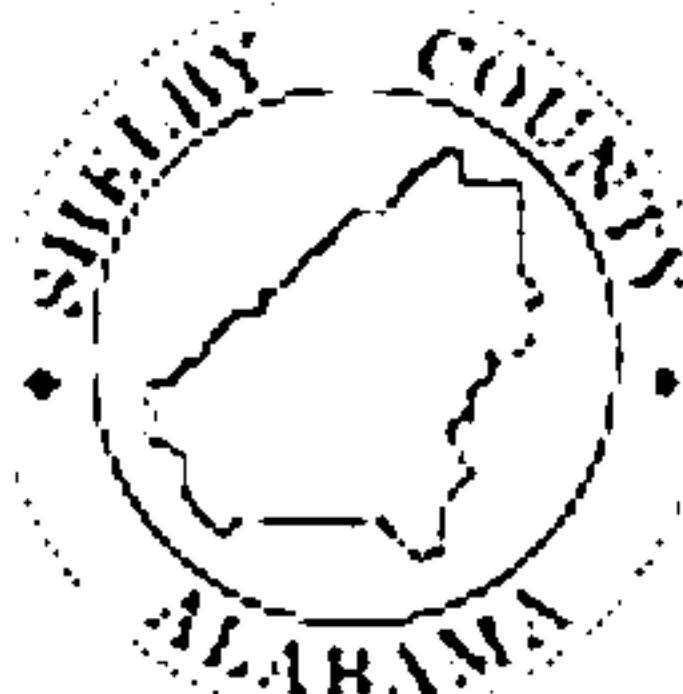
Date: 1/6/20

Unattested

[Signature]
 (verified by)

Print: Kendra Martin

Sign: *[Signature]*
 (Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County Clerk
 Shelby County, AL
 01/08/2020 08:31:59 AM
 \$202.50 CHERRY
 20200108000010740

Allen S. Bayl