

Send Tax Notice:
Kalyn B. Baldwin
184 Stonebriar Drive
Calera, AL 35040
PEL2000005

This Instrument Prepared By:
Stewart & Associates, P. C. / S. Kent Stewart
3595 Grandview Parkway, Ste 280
Birmingham, AL 35243

STATE OF ALABAMA
COUNTY OF SHELBY

20200131000041580
01/31/2020 10:17:09 AM
DEEDS 1/2

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of **One Hundred Forty Eight Thousand Eight Hundred and 00/100 Dollars (\$148,800.00)** and other good and valuable consideration in hand paid to the undersigned, **Shelby Resources, Inc.**, an Alabama Corporation (hereinafter "Grantor"), the receipt of which is acknowledged, the undersigned Grantor does hereby grant, bargain, sell and convey unto **Kalyn B. Baldwin** (hereinafter "Grantee"), the following described real estate situated in Shelby County, State of Alabama, to wit:

Lot 77A, according to a Resurvey of Stonebriar Phase 1, as recorded in Map Book 38, Page 61, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted. Subject to: current taxes not yet due and payable, easements, conditions, covenants and restrictions of record.


Subject to that outstanding right of redemption occurring from that certain foreclosure deed dated October 15, 2019, and recorded on November 7, 2019, in Instrument No. 20191107000414800, in the Probate Office of Shelby County, Alabama. Said redemption period expiring on October 15, 2020.

\$136,800.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

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

This instrument is executed without warranty or representation of any kind on the part of the undersigned, expressed or implied, except that there are no liens or encumbrances outstanding against the premises conveyed which were created or suffered by the undersigned and not specifically excepted herein.

WITNESS my hand and seal this 30th day of January, 2020.

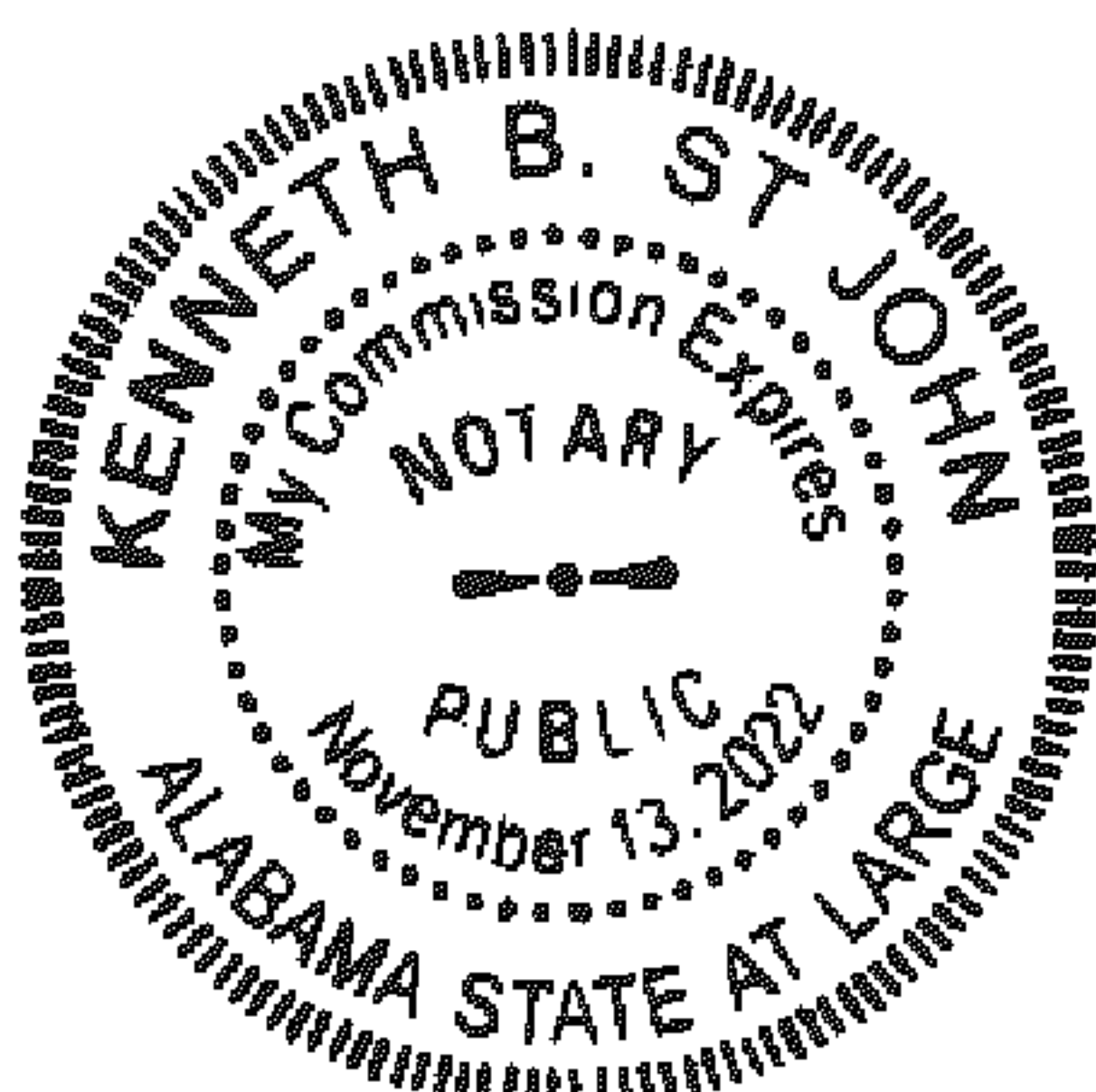
Shelby Resources, Inc.

By: Michael D. Phillips
Its: President


STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that **Michael D. Phillips**, whose name as **President of Shelby Resources, Inc.**, an Alabama Corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation on the day the same bears date.

Given under my hand and official seal this the 30th day of January, 2020.

(NOTARIAL SEAL)




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: Shelby Resources, Inc; Mailing Address: PO box 419, Pelham, AL 35124; Grantee's Name: Kalyn B Baldwin; Mailing Address: 184 Stonebriar Drive, Calera AL 35040; Property Address: 184 Stonebriar Drive, Calera AL 35040; Date of Sale: 1/30/2020; Total Purchase Price: \$148,800; Actual Value: \$; 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 (checked), 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.
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: 1-30-2020; Print: Skyler Murphy; Sign: [Signature]; Unattested (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
01/31/2020 10:17:09 AM
\$37.00 CHERRY
20200131000041580

Allen S. Beyle