

This instrument prepared by:  
Michael Galloway  
300 Office Park Drive, Suite 310  
Birmingham, AL 35223

SEND TAX NOTICE TO:  
Rhona L. Waldrep  
581 Farmingdale Road  
Harpersville, AL 35078

**GENERAL WARRANTY DEED**

**20200204000045510**  
**02/04/2020 09:14:10 AM**  
**DEEDS 1/3**

STATE OF ALABAMA )

SHELBY COUNTY )

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of Thirty-Eight Thousand Five Hundred And No/100 Dollars (\$38,500.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Sue Ann R. Scarborough, a married woman (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Rhona L. Waldrep (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama**:

Parcel 15, according to the Map and Survey of Tanyard Branch Estates, Town of Harpersville, Shelby County, Alabama, as recorded in Map Book 30, Page 94, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

The property herein conveyed does not constitute the homestead of the Grantor, nor that of her spouse.

Subject to a third party mortgage in the amount of \$32,725.00 executed and recorded simultaneously herewith.

**TO HAVE AND TO HOLD** unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on this 31<sup>st</sup> day of January, 2020.

Sue Ann R. Scarborough  
Sue Ann R. Scarborough

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Sue Ann R. Scarborough whose name 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 31<sup>st</sup> day of January, 2020.  
Courtney Snow Carter  
Notary Public  
My commission expires:



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

Grantor's Name	Sue Ann R. Scarborough	Grantee's Name	Rhona L. Waldrep
Mailing Address	4924 Sussex Rd. Birmingham, AL 35242	Mailing Address	581 Farmingdale Road Harpersville, AL 35078
Property Address	Lot 15 Farmingdale Road Harpersville, AL 35078	Date of Sale	January 31, 2020
		Total Purchase Price	\$38,500.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other: _____
<input checked="" type="checkbox"/> 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 - Sue Ann R. Scarborough, 4924 Sussex Rd., Birmingham, AL 35242.

Grantee's name and mailing address - Rhona L. Waldrep, 581 Farmingdale Road, Harpersville, AL 35078.

Property address - Lot 15 Farmingdale Road, Harpersville, AL 35078

Date of Sale - January 31, 2020.

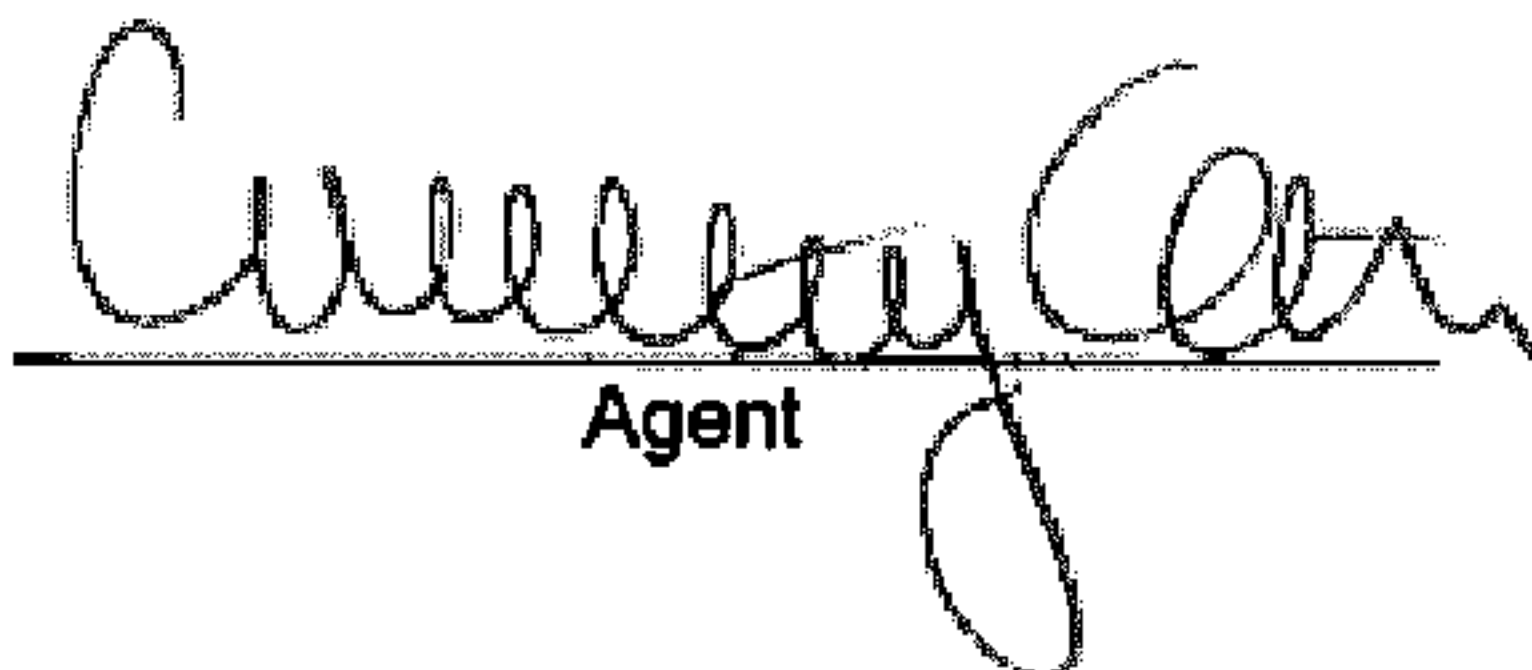
Total purchase price - The total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

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: January 31, 2020

Sign   
Agent



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
02/04/2020 09:14:10 AM  
\$66.50 CHERRY  
20200204000045510

