

This Instrument was Prepared by:
Stuart J. Garner
Stuart J. Garner, LLC
1400 Urban Center Drive
Suite 470
Vestavia Hills, AL 35242

Send Tax Notice To: Melissa Ficquette
510 Cahaba Manor Lane
Pelham, AL 35124

File No.: 2019300

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Eighty Thousand Dollars and No Cents (\$180,000.00)**, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Deana P. Christian and husband, George W. Christian, and Lynda Wilkerson, an unmarried woman, By and Through Her Attorney in Fact, Deana Wilkerson Christian**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Melissa Ficquette**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, **the address of which is 510 Cahaba Manor Lane, Pelham, AL 35124**; to wit;

LOT 9, ACCORDING TO THE SURVEY OF CROSSCREEK COVE, AS RECORDED IN MAP BOOK 32, PAGE 72, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

**Lynda Wilkerson and Lynda English Wilkerson are one and the same person.
Deana P. Christian and Deana Wilkerson Christian are one and the same person.**

Subject To:

1. **Property Taxes for 2020, and subsequent years.**
2. **Minerals and mining rights not owned by Grantor.**
3. **Easement for entrance in Inst. #2003047000205650**
4. **Right of Way to Alabama Power in Vol 108, Page 379, and Probate Minutes 28, Page 965**
5. **Declaration of easements, protective covenants and restrictions for Crosscreek Cove, in Inst. #20031216000807520**

\$174,600.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 22nd day of January, 2020.

Deana P. Christian

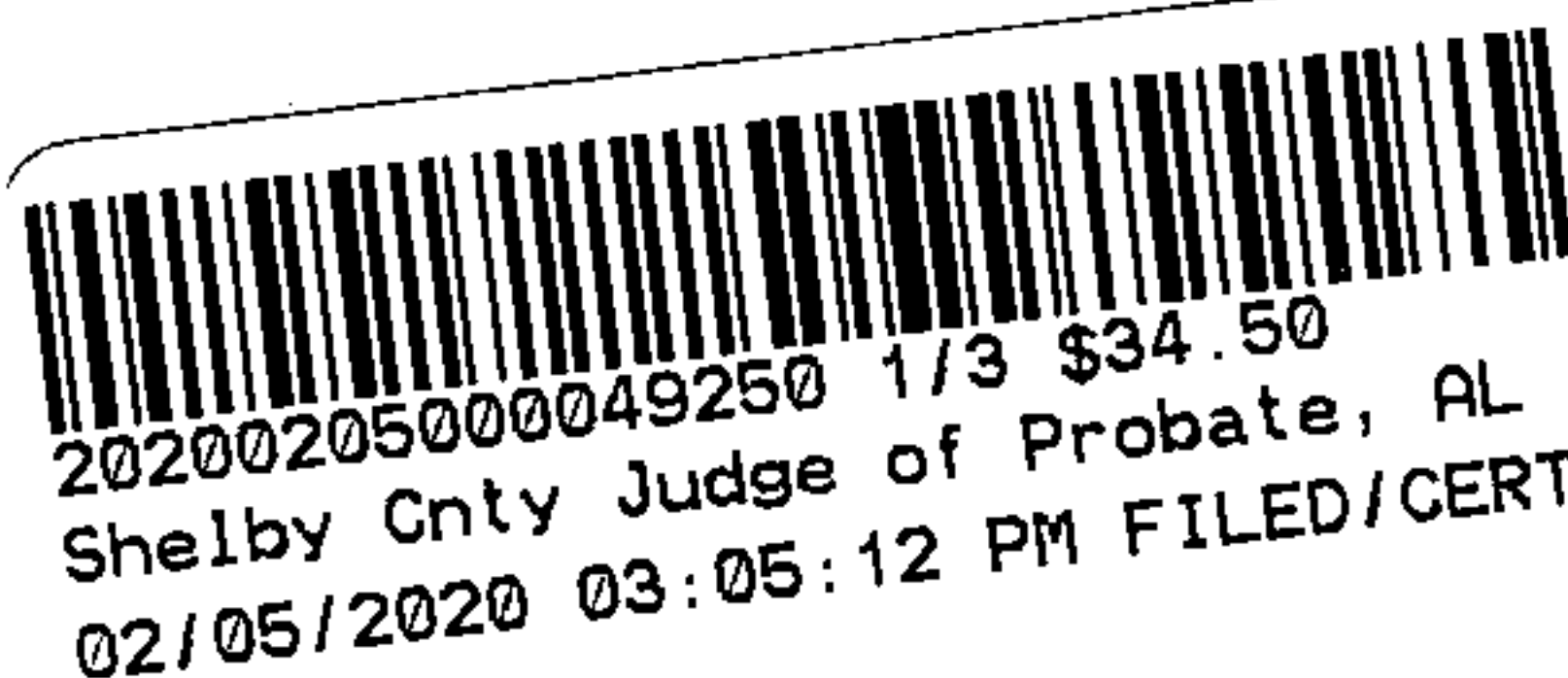
Deana P. Christian

George W. Christian

George W. Christian

Lynda Wilkerson, By and Through Her Attorney in Fact, Deana Wilkerson Christian

Lynda Wilkerson, By and Through Her Attorney in Fact, Deana Wilkerson Christian



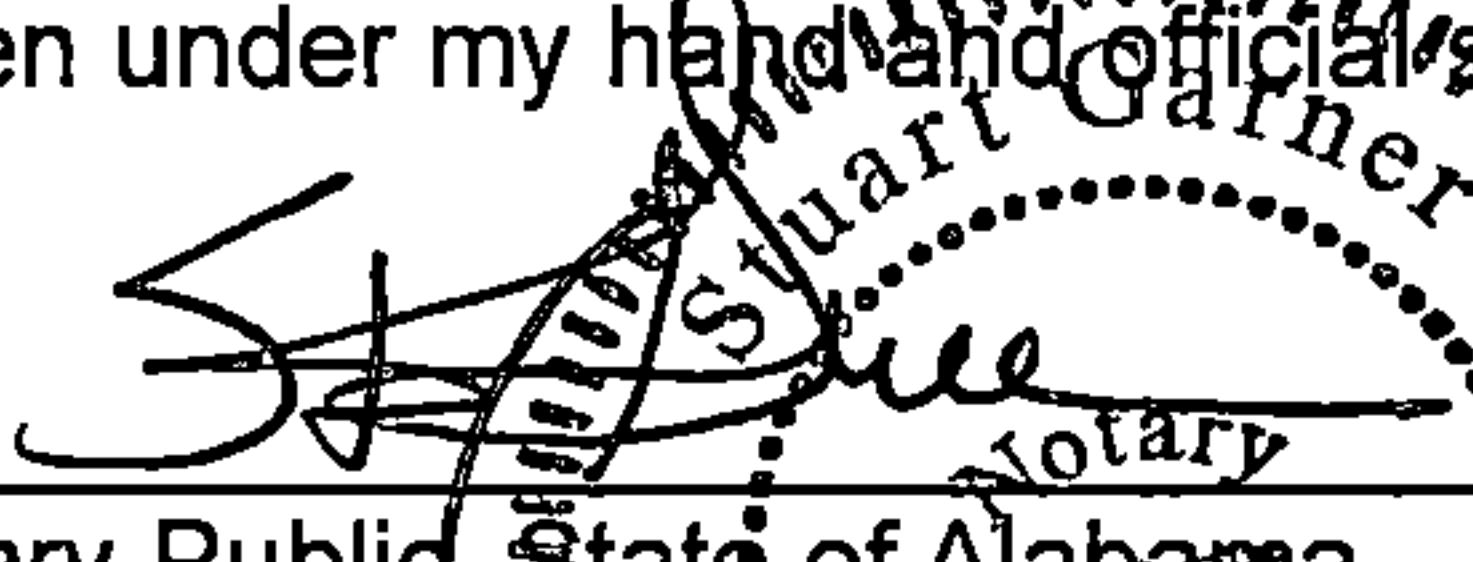
Shelby County, AL 02/05/2020
State of Alabama
Deed Tax: \$5.50

State of Alabama

County of Jefferson

I, Stuart J. Garner, a Notary Public in and for the said County in said State, hereby certify that Deana P. Christian, both individually and as Attorney in Fact for Lynda Wilkerson, AND George W. Christian, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance they, both individually and in their capacity, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 22nd day of January, 2020.


Notary Public, State of Alabama
Stuart J. Garner
My Commission Expires: August 19, 2021


20200205000049250 2/3 \$34.50
Shelby Cnty Judge of Probate, AL
02/05/2020 03:05:12 PM 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	Deana P. Christian George W. Christian Lynda Wilkerson	Grantee's Name	Melissa Ficquette
Mailing Address		Mailing Address	510 Cahaba Manor Lane Pelham, AL 35124
Property Address	510 Cahaba Manor Lane Pelham, AL 35124	Date of Sale	January 22, 2020
		Total Purchase Price	\$180,000.00
		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)

☐ 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.

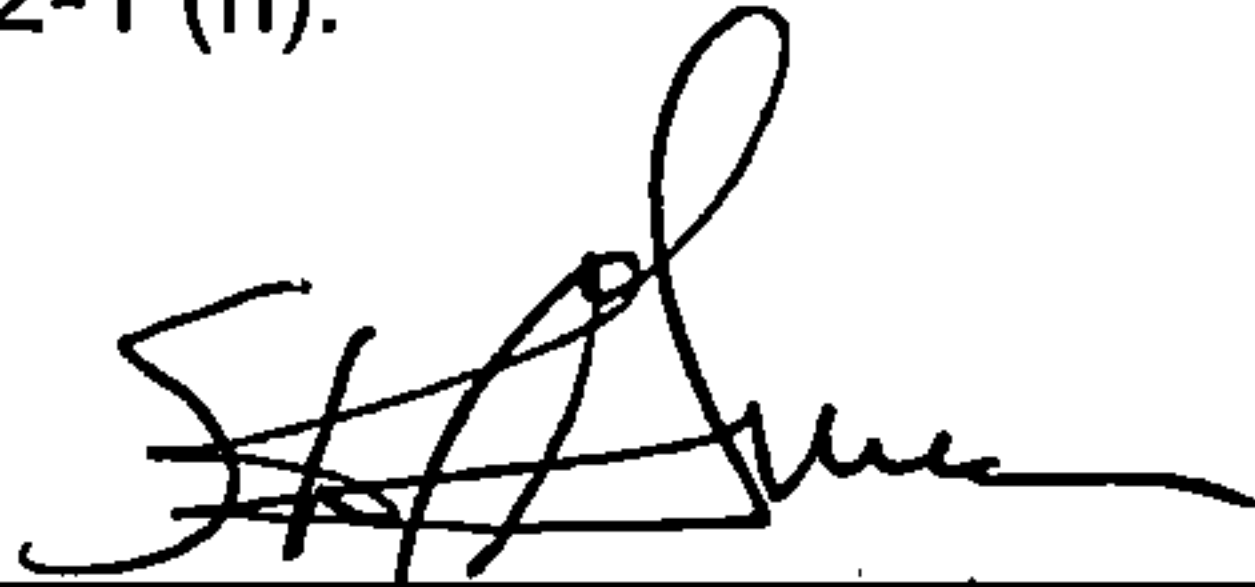
Date of Sale - the date on which interest to the property was conveyed.

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 of 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 22, 2020	Print	Melissa Ficquette
Unattested		Sign	
	(verified by)		(Grantor/Grantee/Owner/Agent) circle one

