

This instrument was prepared by:
James E. Roberts
P.O. Box 382646
Birmingham, AL 35238

Send Tax Notice To:
James Mark Clayton
5330 Meadowlark Lane
Birmingham, AL 35242

STATE OF ALABAMA)
 :
COUNTY OF SHELBY) WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That, for and in consideration of **Ten Dollars and 00/100 (\$10.00)**, and other good and valuable consideration, to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, I, **James E Roberts**, a married man, (hereinafter referred to as GRANTOR) do hereby grant, bargain, sell and convey all of my interest in such property described below unto **Sarah Elizabeth Roberts Clayton**, (hereinafter referred to as GRANTEE), the following described Real Estate, situated in the County of Shelby, State of Alabama, to-wit:

Street Address: 5330 Meadowlark Lane, Birmingham, AL 35242

Parcel ID #: 03 9 31 0 001 004.001

Further described as follows:

A tract located in the Northeast quarter of Section 31, Township 18 South, Range 1 West, more particularly described as follows: Part of Tract 19, in the Northeast quarter of Section 31, Township 18 South, Range 1 West, as show by survey made by J.R. McMillian County Surveyor, as shown by map dated August 18, 1945 and recorded in Map Book 3, Page 54, in the Probate Office of Shelby County, Alabama. Said part more particularly described as follows: Commence at the North East Corner of said Tract 19; thence run west along the North line of said Tract 19 for 180 feet to the point of beginning; thence continue west along said North line for 140 feet, thence 90 degrees left and run south for 165 feet to the south boundary of said Tract 19; thence east along the South Boundary of said tract for 140 feet; thence run North 165 feet to the Point of Beginning.

The Subject Property is not, and has never been, the homestead of the Grantor or his spouse.

Subject To:

- Ad valorem taxes for 2020 and subsequent years not yet due and payable until October 31, 2020.
- Existing covenants, restrictions and easements of record.
- Less and except the northmost 30 feet of the subject property lying within county road right of way.
- Mineral and Mining Rights excepted.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, its heirs and

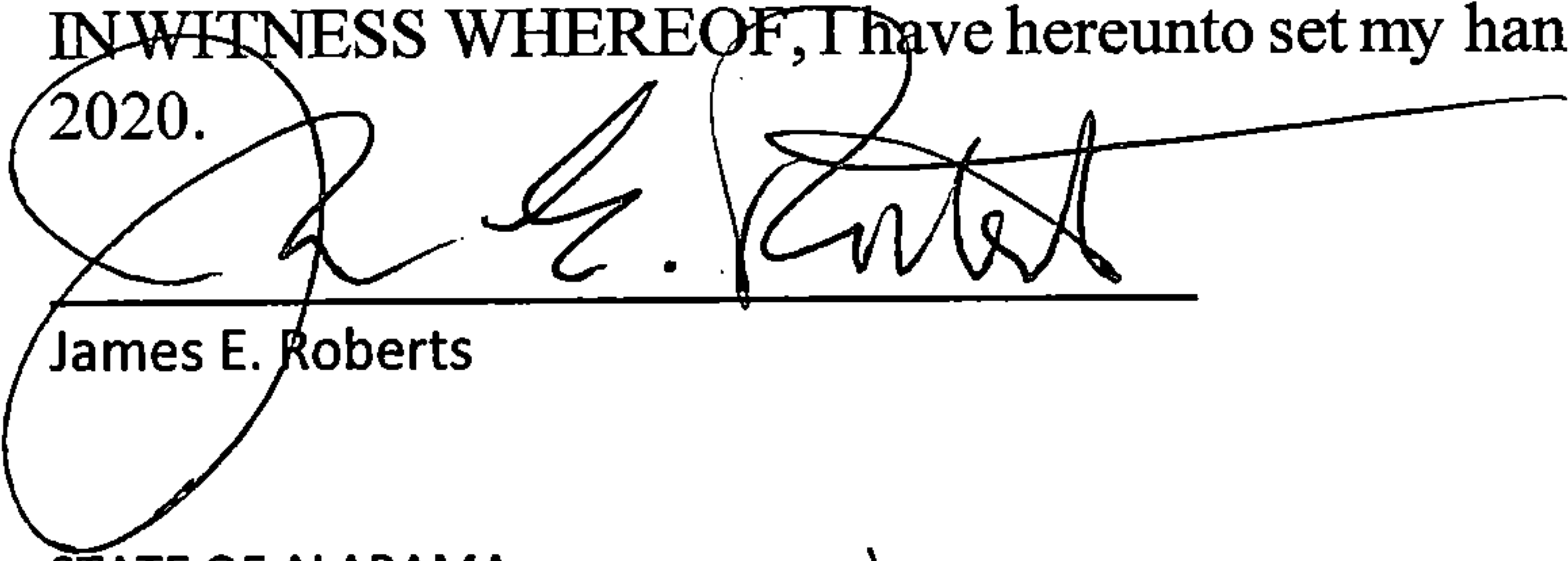
Shelby County, AL 02/07/2020
State of Alabama
Deed Tax: \$71.50


20200207000051150 1/3 \$99.50
Shelby Cnty Judge of Probate, AL
02/07/2020 09:43:14 AM FILED/CERT

assigns forever.

And GRANTOR does for himself, his heirs, executors, and administrators covenant with the said GRANTEE, his 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 the GRANTOR has a good right to sell and convey the same as aforesaid; that the GRANTOR along with his heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, its heirs and assigns forever, against the lawful claims of all persons.

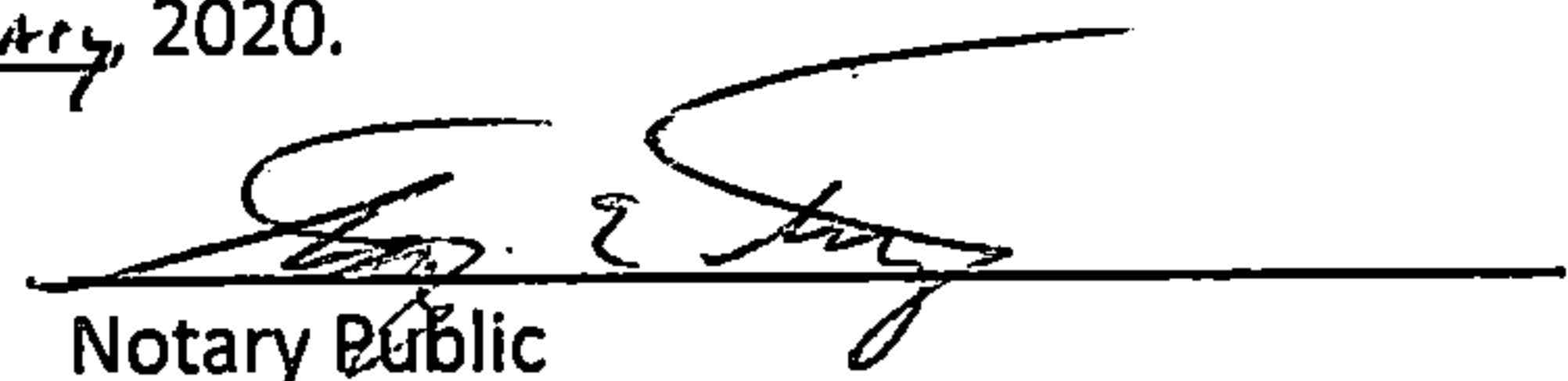
IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 6 day of February 2020.


James E. Roberts

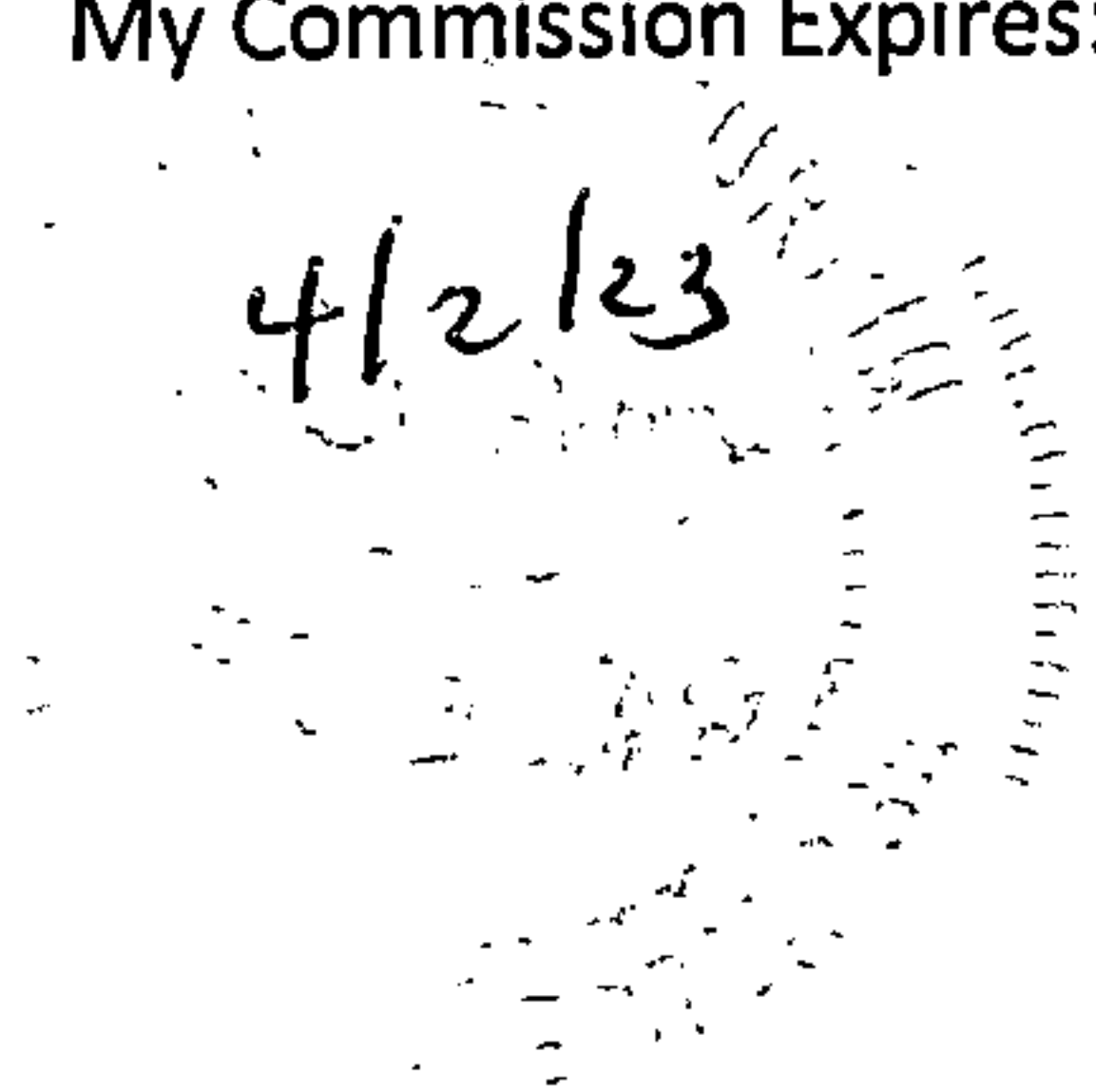
STATE OF ALABAMA)
SHELBY COUNTY)

I, a Notary Public, hereby certify that James E Roberts 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6 day of February, 2020.


Notary Public

My Commission Expires:


4/2/23



20200207000051150 2/3 \$99.50
Shelby Cnty Judge of Probate, AL
02/07/2020 09:43:14 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
Mailing Address

JAMES E ROBERTS
2004 SPRINGHILL CT.
B'HAM AL 35242

Grantee's Name
Mailing Address

SARAH ELIZABETH CLAYTON
5330 MEADOWLARK LN
B'HAM AL 35242

Property Address

5330 MEADOWLARK LN.
B'HAM AL 35242

Date of Sale

2/6/2020

Total Purchase Price \$

or

Actual Value

\$

or

Assessor's Market Value \$

142,980 1/2 = 71,490

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.

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

2/7/2020

Print

JAMES M CLAYTON

Sign

James M Clayton

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)



20200207000051150 3/3 \$99.50
Shelby Cnty Judge of Probate, AL
02/07/2020 09:43:14 AM FILED/CERT

Form RT-1