

Send tax notice to:
Donald L. Hoffman
6 Environs Parkway
Helena, AL 35080

This instrument prepared by:
S. Kent Stewart / Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

STATE OF ALABAMA
Shelby COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Four Hundred Eighty Five Thousand and 00/100 Dollars (\$485,000.00) in hand paid to the undersigned, **G. Michael Lange and Amanda Lange, Husband and Wife** (hereinafter referred to as "Grantors"), by **Donald L. Hoffman** (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 6, according to the Survey of Environ's Park Subdivision, as recorded in Map Book 14, Page 6, in the Probate Office of Shelby County, Alabama.

Also, an ingress and egress easement as recorded in Real 58, Page 326, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2020 AND THEREAFTER. BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD. MINING AND MINERAL RIGHTS EXCEPTED.

\$496,155.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

G. Michael Lange is one and the same person as Mike Lange, Gary Michael Lange, Gary M. Lange and G. M. Lange.

Amanda Lange is one and the same person as Amanda Meridth Lange and Amanda Rhodes Lange.

TO HAVE AND TO HOLD to Grantee, his heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantee, his heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that it is free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors,

administrators and assigns shall warrant and defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims of all persons.

17th IN WITNESS WHEREOF, Grantors have set their signature(s) and seal(s) on this the day of April, 2020.

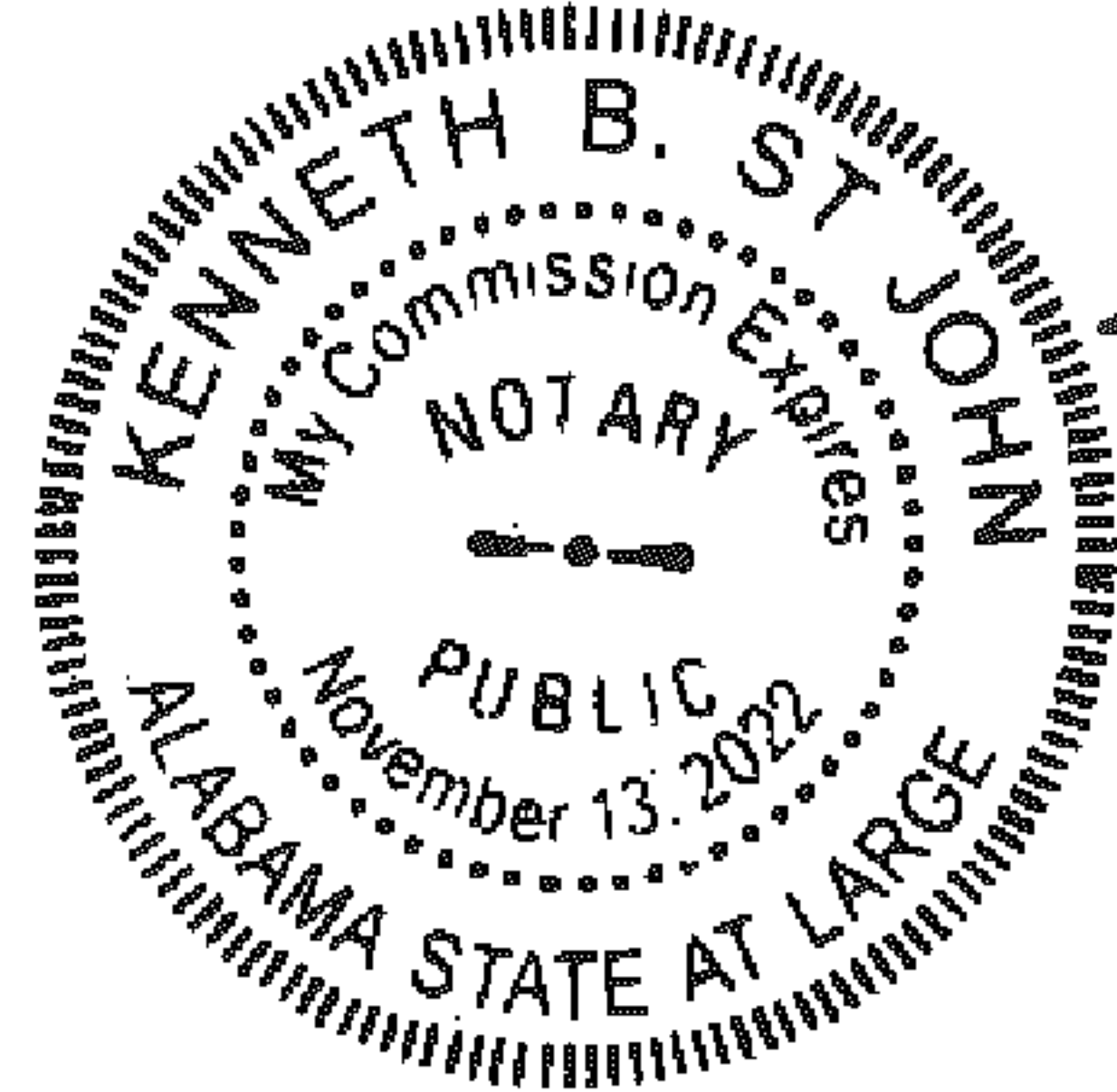
*G. Michael Lange
by his attorney in fact,
Amanda Lange*
G. Michael Lange, by his attorney in fact,
Amanda Lange

Amanda Lange
Amanda Lange

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Amanda Lange, whose name as attorney in fact for G. Michael Lange**, a married man, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she in her capacity as such attorney in fact and with full authority executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 17th day of April, 2020.

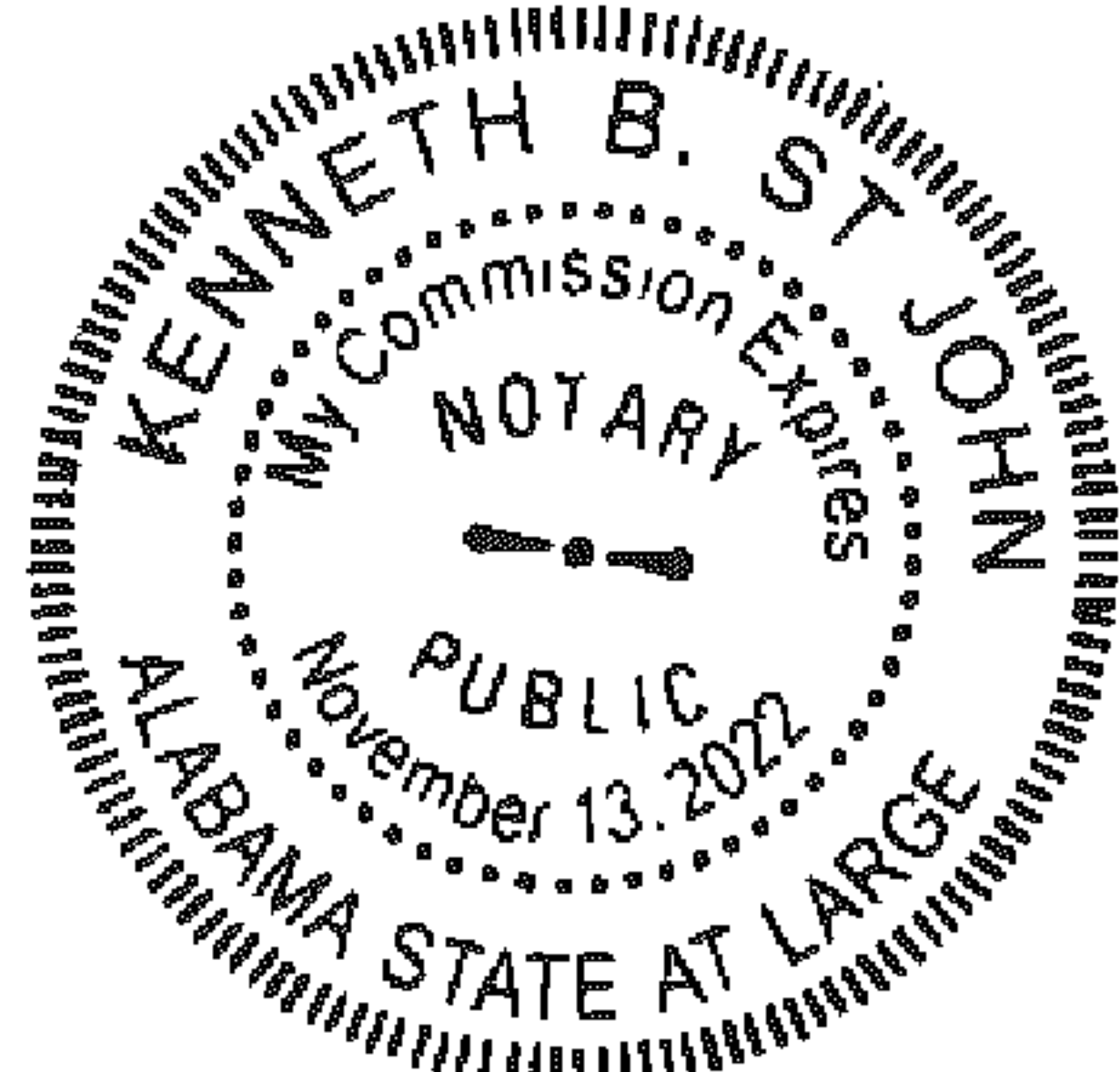


[Signature]
Notary Public
Print Name: KENNETH B. ST. JOHN
Commission Expires: 11-13-2022

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Amanda Lange**, a married woman, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 17th day of April, 2020.



[Signature]
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	G. Michael Lange and Amanda Lange	Grantee's Name	Donald L. Hoffman
Mailing Address	7712 Wyndam Circle	Mailing Address	6 Environs Parkway
	Helena AL 35080		Helena AL 35080
Property Address	6 Environs Parkway	Date of Sale	4/17/2020
	Helena AL 35080	Total Purchase Price	\$ 485,000
		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 - 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).

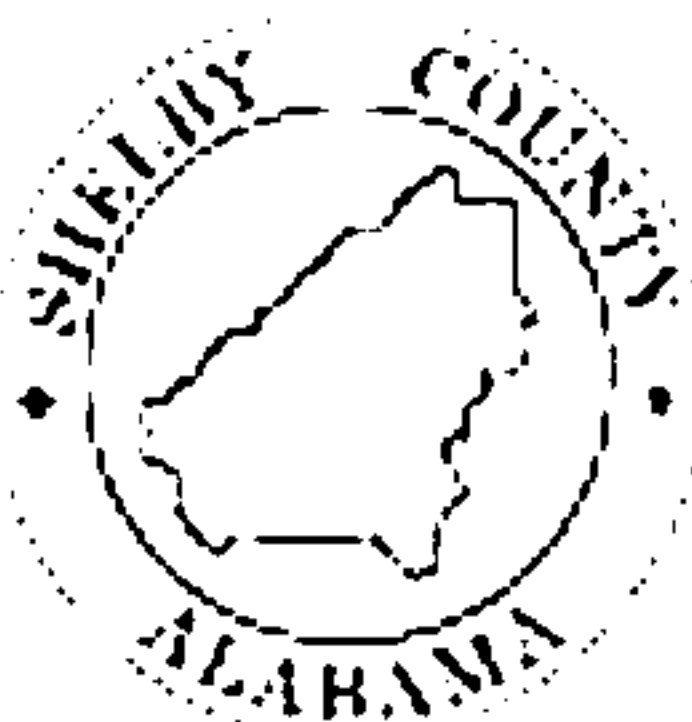
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 4/20/2020Print Skyler Murphy☐ UnattestedSign 

(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
 04/20/2020 04:03:36 PM
 \$35.00 MISTI
 20200420000153870

Allen S. Bayl