20200429000168080
04/29/2020 03:46:51 PM
DEEDS 1/3

SEND TAX NOTICE TO:
Melissa B Sartain Pruitt and Alan Lance Pruitt
8336 Wynwood Circle
Helena, AL 35080

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #275
Birmingham, Alabama 35243
PEL2000153

WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **no and 00/100 Dollars ($0.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Melissa B. Sartain Pruitt fka Melissa B. Sartain and Alan Lance Pruitt, a married couple**, whose address is: 8336 Wynwood Cir, Helena, AL 35080-3389 (hereinafter "Grantor", whether one or more), by **Melissa B Sartain Pruitt and Alan Lance Pruitt**, whose address is 8336 Wynwood Cir, Helena, AL 35080-3389 , (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, the address of which is 8336 Wynwood Circle, Helena, AL 35080, to-wit:

Lot 350, according to the Survey of Wyndham Wynwood Sector, Phase III, as recorded in Map Book 24, Page 129, in the Office of the Judge of Probate of Shelby County, Alabama.

Melissa B. Sartain Pruitt is one and the same person as Melissa B. Sartain, grantee in that certain deed dated 8-31-18, recorded 9-5-18, in Instrument No. 20180905000318080.

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. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of $177,650.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that 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, Grantor, Melissa B. Sartain Pruitt fka Melissa B. Sartain and Alan Lance Pruitt has set their signatures and seals on this 24th day of April, 2020.

Melissa B. Sartain Pruitt

Melissa B. Sartain Pruitt fka Melissa B. Sartain

Alan Lance Pruitt

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify, Melissa B. Sartain Pruitt fka Melissa B. Sartain and Alan Lance Pruitt, a married couple, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 24th day of April, 2020.

Notary Public
Printed Name: Patrick Skyler Murphy
My Commission Expires: 6-19-22

PATRICK SKYLER MURPHY
NOTARY
My Comm. Expires
June 19, 2022
PUBLIC
ALABAMA STATE AT LARGE

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	Melissa B Sartain and Alan Lance Pruitt	Grantee's Name	Melissa B Sartain Pruitt and Alan Lance Pruitt
Mailing Address	8336 Wynwood Cir	Mailing Address	8336 Wynwood Cir
	Helena AL 35080		Helena AL 35080
Property Address	8336 Wynwood Cir	Date of Sale	4/24/2020
	Helena AL 35080	Total Purchase Price	$
		or	
		Actual Value	$
		or	
		½ Assessor's Market Value	$ 86,800

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
x 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 4-29-2020 Print Skyler Murphy

____ Unattested _____ (verified by) Sign _____ (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
04/29/2020 03:46:51 PM
$30.00 CHERRY
20200429000168080