

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **One Hundred Fifty-Five Thousand and No/100 Dollars (\$155,000.00)** and other good and valuable consideration, to the undersigned grantors, in hand paid by the grantee herein, the receipt where is acknowledged I, **Karen Lloyd, an unmarried woman**, (herein referred to as grantors), grant, bargain, sell and convey unto **Jalcesa Sheppard**, (herein referred to as grantee), the following described real estate situated in **Shelby County, Alabama**, to wit:

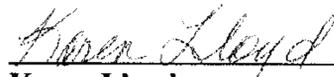
Lot 212H, according to the Survey of Waterford Village, Sector Five, Phase Three, as recorded in Map Book 37, Page 65, in the Office of the Judge of Probate of Shelby County Alabama.

For ad valorem tax purposes only, the address to the above described property is 2181 Village Lane, Calera, AL 35040.

To Have and to Hold to the said grantee, their assigns forever.

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

In Witness Whereof, I have hereunto set my hand and seal this 9th day of June, 2020.

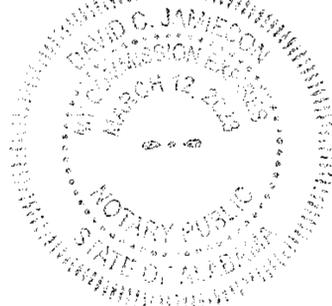


Karen Lloyd

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County and State hereby certify that **Karen Lloyd**, 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 this the 9th day of June, 2020.





NOTARY PUBLIC

My Commission Expires: 3/12/23

THIS INSTRUMENT PREPARED BY:
David C. Jamieson, Attorney, 3000 Riverchase Galleria Suite 705, Birmingham, AL 35244

AFTER RECORDING, RETURN TO:
Smith Closing & Title, LLC, 3000 Riverchase Galleria Suite 705, Birmingham, AL 35244

Real Estate Sales Validation Form

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

Grantor's Name Karen Lloyd
 Mailing Address 1419 13th Place South
Birmingham, AL 35205

Grantee's Name Jaleesa Sheppard
 Mailing Address 4916 Kerri Lane
Center Point, AL 35215

Property Address 2181 Village Lane
Calera, AL 35040

Date of Sale 06/09/2020
 Total Purchase Price \$ 155,000.00



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 06/10/2020 11:25:58 AM
 \$26.00 CHARITY
 20200610000235280

Leanne G. Ward

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 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 _____

Print Leanne G. Ward

 Unattested
 (verified by)

Sign *Leanne G. Ward*
 (Grantor/Grantee/Owner/Agent) circle one