

This instrument prepared by:
Michael Galloway
300 Office Park Drive, Suite 310
Birmingham, AL 35223

SEND TAX NOTICE TO:
Mary Ann A. Williams
166 Daventry Drive
Calera, AL 35040

GENERAL WARRANTY DEED

20200701000270980

07/01/2020 10:32:41 AM

DEEDS 1/3

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred Seventy-Six Thousand Five Hundred And No/100 Dollars (\$176,500.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Ashley P. Rhodes and Klinton L. Rhodes, wife and husband, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Mary Ann A. Williams (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama:**

Lot 48, according to the Survey of Daventry, Sector 1, as recorded in Map Book 26, Page 98, in the Probate Office of Shelby County, Alabama.

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.

Subject to a third party mortgage in the amount of \$167,675.00 executed and recorded simultaneously herewith.

Ashley P. Rhodes is one and the same as Ashley Nicole Payne, who acquired title under Instrument Number 20170321000093680, recorded on March 21, 2017 in the Office of the Judge of Probate of Shelby County, Alabama.

TO HAVE AND TO HOLD unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's 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 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, the undersigned have hereunto set our hands and seals on this 25th day of June, 2020.

Ashley P. Rhodes
Ashley P. Rhodes

Klinton L. Rhodes
Klinton L. Rhodes

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ashley P. Rhodes and Klinton L. Rhodes 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 25th day of June, 2020.

Courtney Snow Carter
Notary Public
My commission expires



Real Estate Sales Validation Form

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

Grantor's Name Ashley P. Rhodes
 Mailing Address 166 Daventry Drive
 Calera, AL 35040
 Property Address 166 Daventry Drive
 Calera, AL 35040

Grantee's Name Mary Ann A. Williams

Mailing Address 166 Daventry Drive
 Calera, AL 35040

Date of Sale June 30, 2020
 Total Purchase Price \$176,500.00

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☐ 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 - Ashley P. Rhodes, 166 Daventry Drive, Calera, AL 35040.

Grantee's name and mailing address - Mary Ann A. Williams, 166 Daventry Drive, Calera, AL 35040.

Property address - 166 Daventry Drive, Calera, AL 35040

Date of Sale - June 30, 2020.

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 with 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: June 30, 2020

Sign

Agent

Validation Form



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 07/01/2020 10:32:41 AM
 \$37.00 CHARITY
 20200701000270980

TS-2000984

Allen S. Bayl