

Prepared by:
Cynthia A. Martin
Massey, Stotser & Nichols, PC
1780 Gadsden Highway
Birmingham, AL 35235
File No.: 20206119

Send Tax Notice To:
Elizabeth Morris
1475 Kensington Blvd.
Calera, AL 35040

GENERAL WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of **One Hundred Eighty Thousand Dollars and No Cents (\$180,000.00)** and other good and valuable consideration the receipt and sufficiency whereof is hereby acknowledged, **Wesley D. Langston and Anna E. Winslett Langston, husband and wife** (herein referred to as GRANTOR, whether one or more) does by these presents grant, bargain, sell and convey unto **Elizabeth Morris** (herein referred to as GRANTEE, whether one or more) the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 104, according to the Survey of Kensington Place Phase 1, Sector 2, as recorded in Map Book 40, Pag 75, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO: (1) Ad valorem taxes for current and subsequent years, (2) easements, restrictions reservations, rights-of-way, limitations, covenants and conditions of record, if any, (3) mineral and mining rights not owned by the Grantor, if any

Note: \$180,000.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

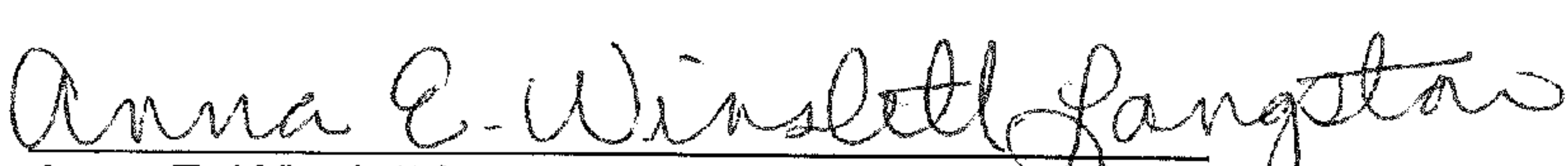
Grantor Anna E. Winslett Langston also known as Anna W. Langston, is the one and same person as Anna E. Winslett, grantee in that deed recorded in Instrument #2018-11031.

TO HAVE AND TO HOLD, To the said GRANTEE, her heirs and assigns forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, her heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said GRANTEE, her heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 4th day of August, 2020.


Wesley D. Langston

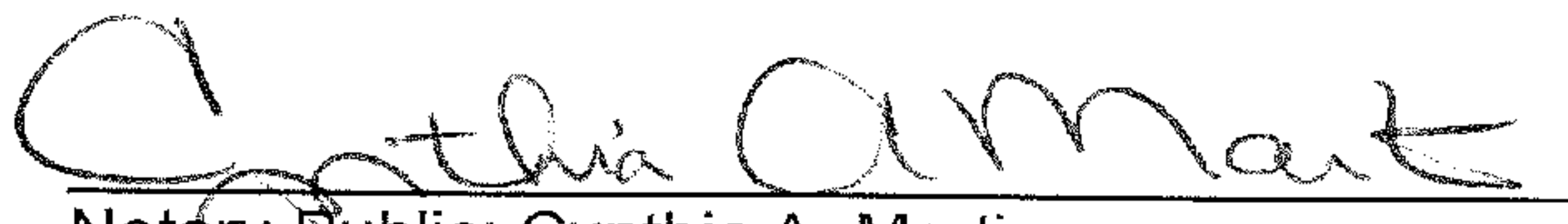

Anna E. Winslett Langston

State of Alabama
County of Jefferson

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Wesley D. Langston and Anna E. Winslett Langston, 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 for and as their act on the day the same bears date.

Given under my hand and official seal this 4th day of August, 2020.




Notary Public: Cynthia A. Martin
My Commission Expires: May 27, 2024

Real Estate Sales Validation Form

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

Grantor's Name	Wesley D. Langston Anna E. Winslett Langston	Grantee's Name	Elizabeth Morris
Mailing Address	2233 Second Avenue North Birmingham, AL 35203	Mailing Address	1475 Kensington Blvd. Calera, AL 35040
Property Address	1475 Kensington Blvd. Calera, AL 35040	Date of Sale	August 04, 2020
		Total Purchase Price	\$180,000.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input 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 of 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 August 04, 2020

Print Wesley D. Langston

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

x Anna E. Winslett Langston



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/06/2020 08:21:10 AM
\$26.00 CHERRY
20200806000334810

Allen S. Bayl