

20200813000347620
08/13/2020 11:55:56 AM
DEEDS 1/3

This instrument was prepared by:
Joshua L. Hartman
P. O. Box 846
Birmingham, Alabama 35201

Send Tax Notice To:
Preston S. McRee
4420 Englewood Road
Helena, AL 35080

WARRANTY DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)

That in consideration of **TWO HUNDRED TWENTY THOUSAND FIVE HUNDRED AND 00/100 DOLLARS (\$220,500.00)**, to the undersigned grantor in hand paid by the grantees herein, the receipt whereof is hereby acknowledged, we, **Michele R. White and husband, Steven A. White** (herein referred to as Grantor) do hereby grant, bargain, sell and convey unto **Preston S. McRee** (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 7, Block 5, according to the Survey of Plantation South, Second Sector, Phase No. 2, as recorded in Map Book 9, Page 116, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Note: Michele R. White is one and the same person as Michele A. Romano who acquired title by deed dated 09/18/2013 and recorded with Shelby County Recording Office on 09/24/2013 as Instrument #20130924000384770.

SUBJECT TO ALL MATTERS OF RECORD

\$209,475.00 of the purchase price recited above has been paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said grantee, his, her or their heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantee, his, her or their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we 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, his, her or their heirs and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 12th day of August, 2020.

Michele R. White
Michele R. White

Steven A. White
Steven A. White

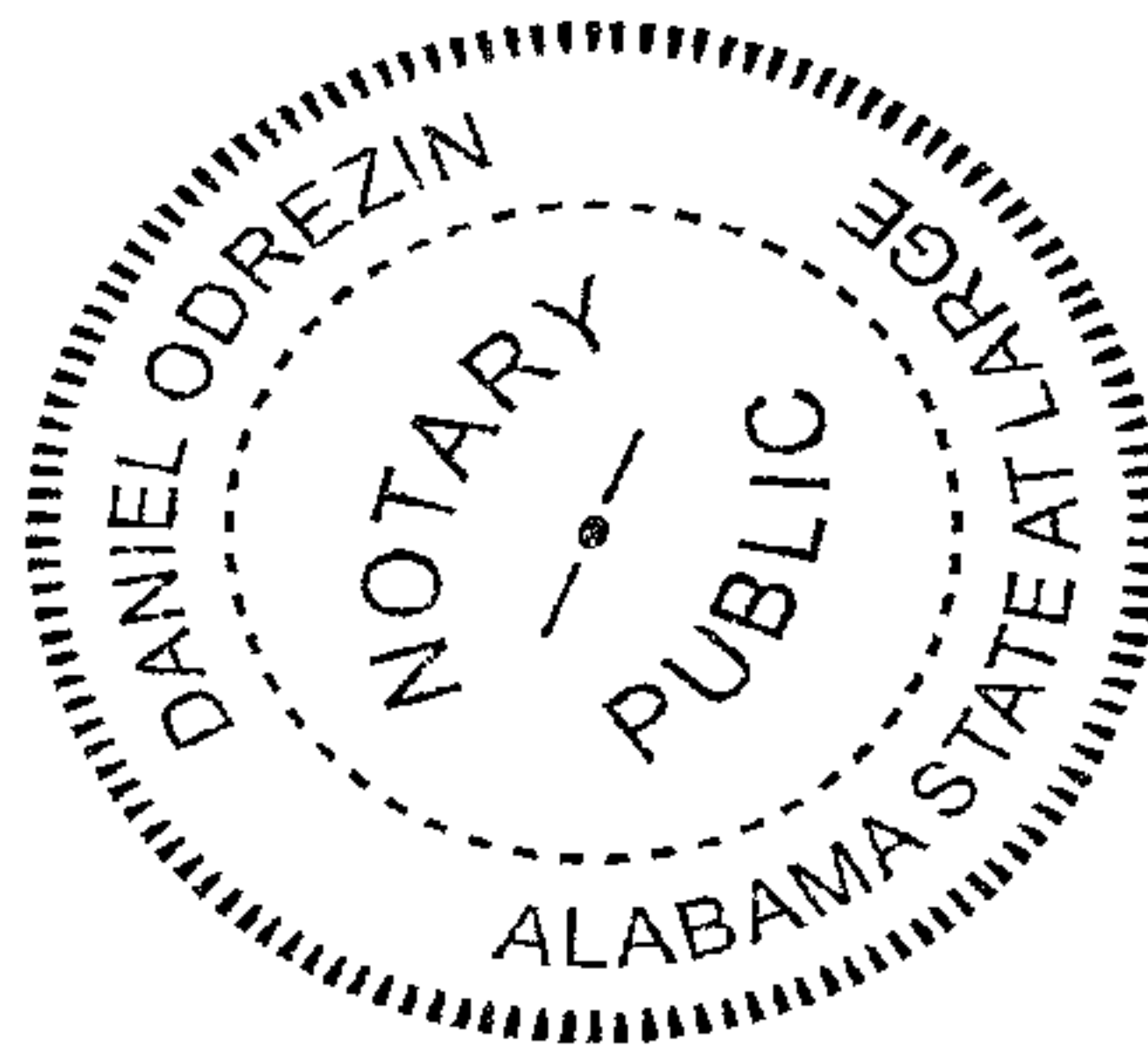
STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Michele R. White and Steven A. White** 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 this 12th day of August, 2020.

[Signature]
Notary Public

My Commission Expires: 4/3/22



Real Estate Sales Validation Form

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

Grantor's Name Mischele R. White and Steven A. White
Mailing Address

Grantee's Name Preston S. McRee
Mailing Address

Property Address 4420 Englewood Road
Helena, AL 35080

Date of Sale August 12, 2020
Total Purchase Price \$220,500.00

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 - 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

Unattested (verified by)

Sign (Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/13/2020 11:55:56 AM
S39.50 CHERRY
20200813000347620

Allen S. Boyd