

20201006000451920
10/06/2020 09:22:50 AM
DEEDS 1/3

Send tax notice to:
Lauren Bobba Stamps and James Brandon Stamps
4552 Magnolia Drive
Birmingham, AL 35242
PEL2000523

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

State of Alabama
County of Shelby

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **One and 00/100 Dollars (\$1.00)** and other good and valuable consideration, in hand paid to the undersigned, **Lauren Bobba Stamps fka Lauren Bobba and James Brandon Stamps, Wife and Husband** (hereinafter referred to as "Grantors"), by **Lauren Bobba Stamps and James Brandon Stamps** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 49, according to the Survey of Parkview Townhomes, Plat No. 1A, as recorded in Map Book 35 Page 30, in the Probate Office of Shelby County, Alabama.

Lauren Bobba Stamps is one and the same person as Lauren Bobba, grantee in that certain deed recorded in Instrument No. 20060901000432540, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2020 AND THEREAFTER. BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD. MINING AND MINERAL RIGHTS EXCEPTED.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that it is free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantors have hereunto set their signatures and seals on October 5, 2020.

Lauren Bobba Stamps
Lauren Bobba Stamps
fka Lauren Bobba

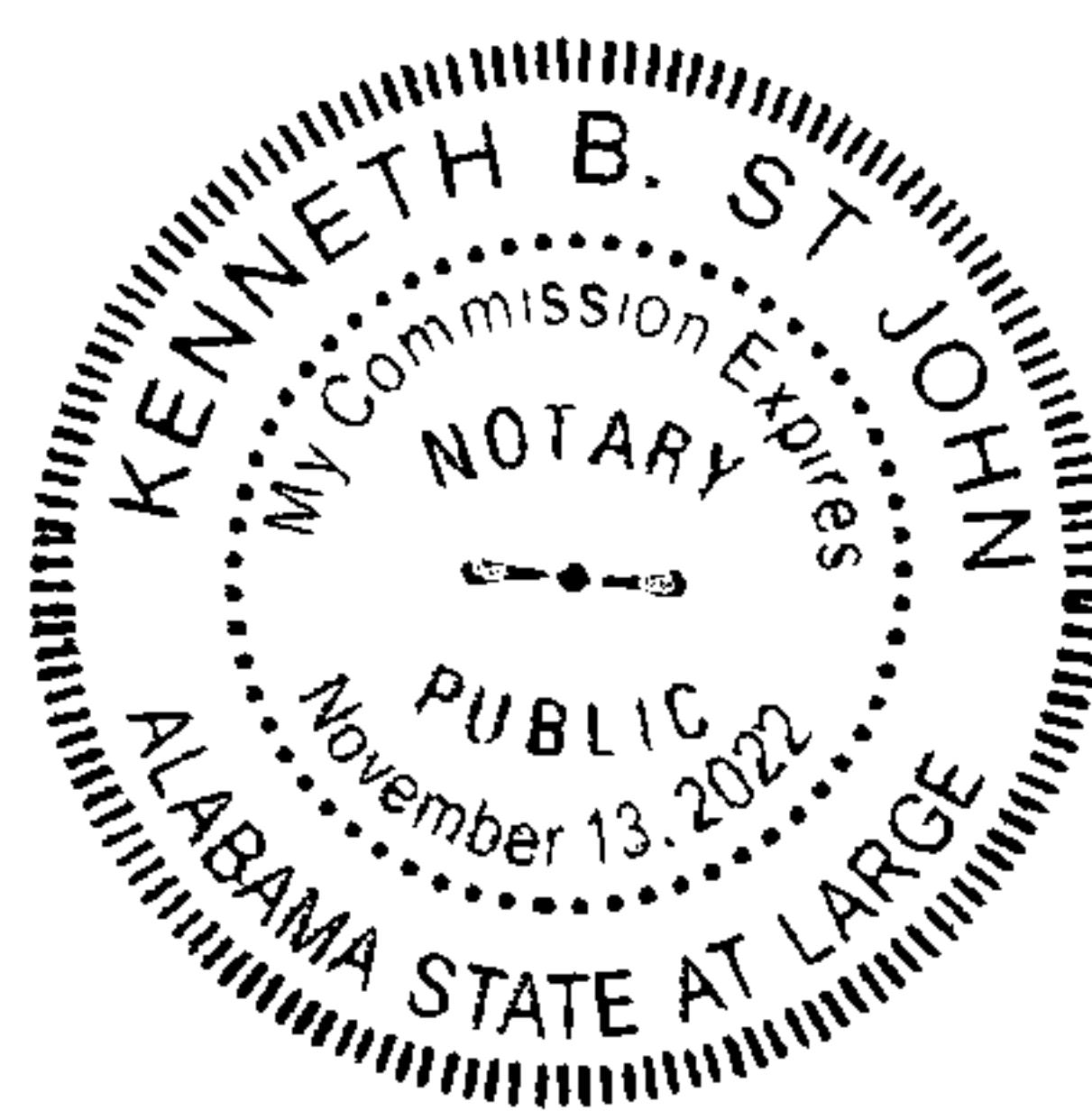
James Brandon Stamps
James Brandon Stamps

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Lauren Bobba Stamps fka Lauren Bobba and James Brandon Stamps, Wife and Husband**, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 5th day of October, 2020.

(NOTARIAL SEAL)



5th
Notary Public

Print Name: Kenneth B. St. John
Commission Expires: 11/13/2022



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/06/2020 09:22:50 AM
\$104.50 JESSICA
20201006000451920

Allen S. Boyd

20201006000451920 10/06/2020 09:22:50 AM DEEDS 3/3

Real Estate Sales Validation Form

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

Grantor's Name	Lauren Bobba Stamps fka Lauren Bobba	Grantee's Name	Lauren Bobba Stamps and
Mailing Address	and James Brandon Stamps	Mailing Address	James Brandon Stamps
	4552 Magnolia Drive		4552 Magnolia Drive
	Birmingham, AL 35242		Birmingham, AL 35242
Property Address	177 Canyon Trail	Date of Sale	OCTOBER 5, 2020
	Pelham, AL 35124	Total Purchase Price	\$
		or	
		Actual Value	\$
		or	
		Assessor's Market Value	\$ \$151,000.00 (1/2 VALUE = \$75,500.00)

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 *TAX ASSESSOR'S VALUE under*
 Closing Statement *Parcel # 13-6-13-2-005-049.000*

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 10-5-2020

Print KENNETH B. ST. JOHN

Unattested

Sign *[Signature]*

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1