

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

SEND TAX NOTICE TO:
Jeffrey Warner
240 Waterstone Court
Montevallo, AL 35115

GENERAL WARRANTY DEED



20201116000523000 1/3 \$29.00
Shelby Cnty Judge of Probate, AL
11/16/2020 01:25:40 PM FILED/CERT

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Two Hundred Ten Thousand And No/100 Dollars (\$210,000.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Shaun D. Arman and Melissa Arman, a married couple, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Jeffrey Warner (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 85, according to the survey of Waterstone Phase 2, as recorded in Map Book 42, Page 118, 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.

THE PURCHASE OF THE HEREIN DESCRIBED REAL PROPERTY IS BEING FINANCED IN WHOLE OR IN PART BY THE PROCEEDS OF A PURCHASE MONEY MORTGAGE BEING EXECUTED SIMULTANEOUSLY HEREWITH

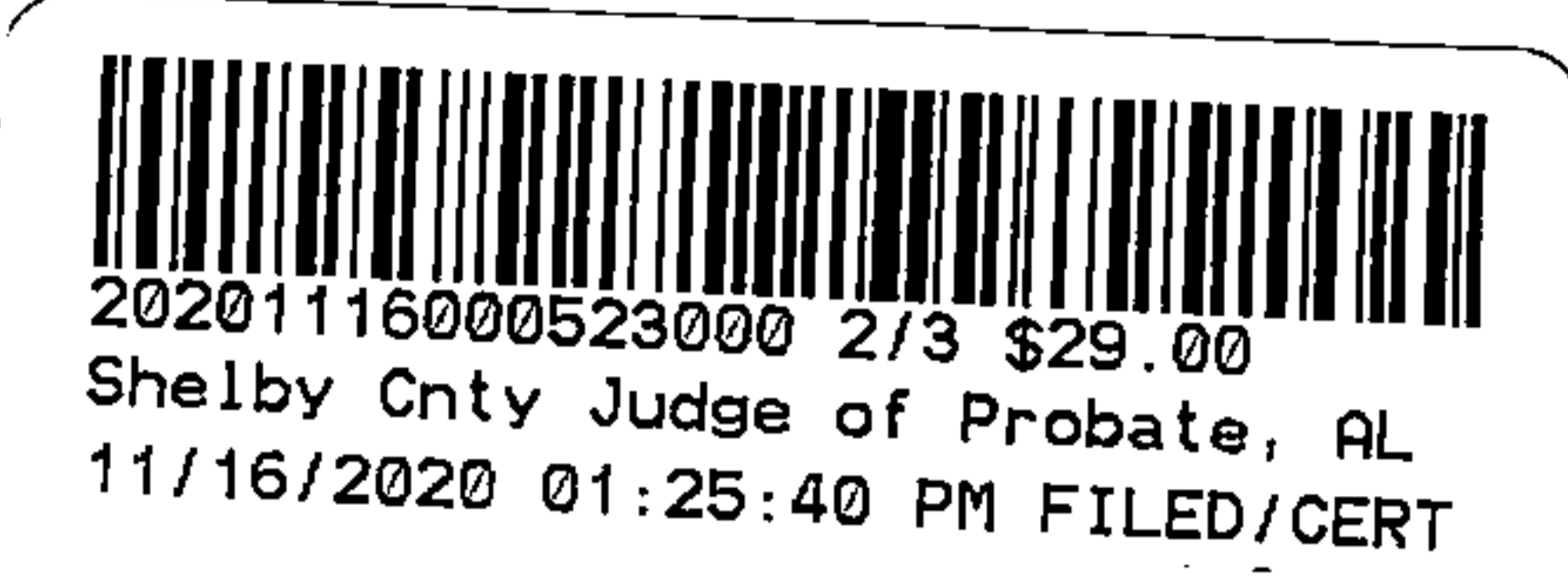
Subject to a third party mortgage in the amount of \$217,560.00 executed and recorded simultaneously herewith.

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 6th day of November 2020.

[Signature]
Shaun D. Arman

[Signature] her Attorney in Fact
Melissa Arman by Shaun D. Arman, her Attorney in Fact

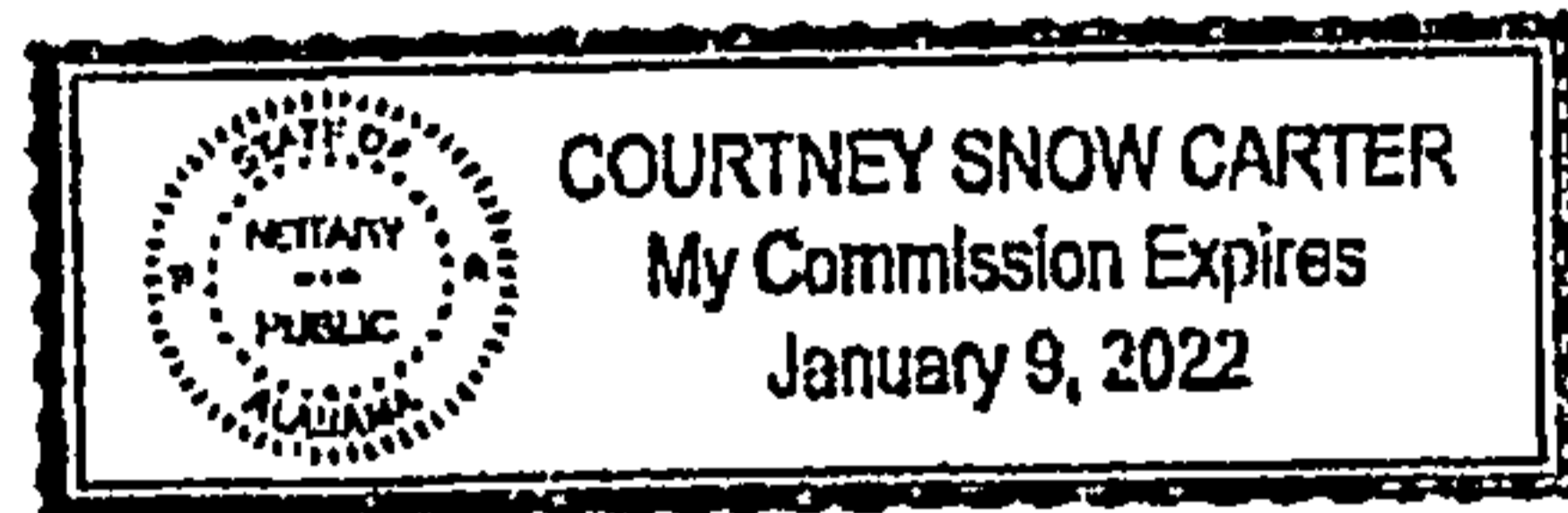


STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Shaun D. Arman whose name(s) is(are) signed to the foregoing conveyance, and who is(are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 6th day of November, 2020

[Signature]
Notary Public
My commission expires:

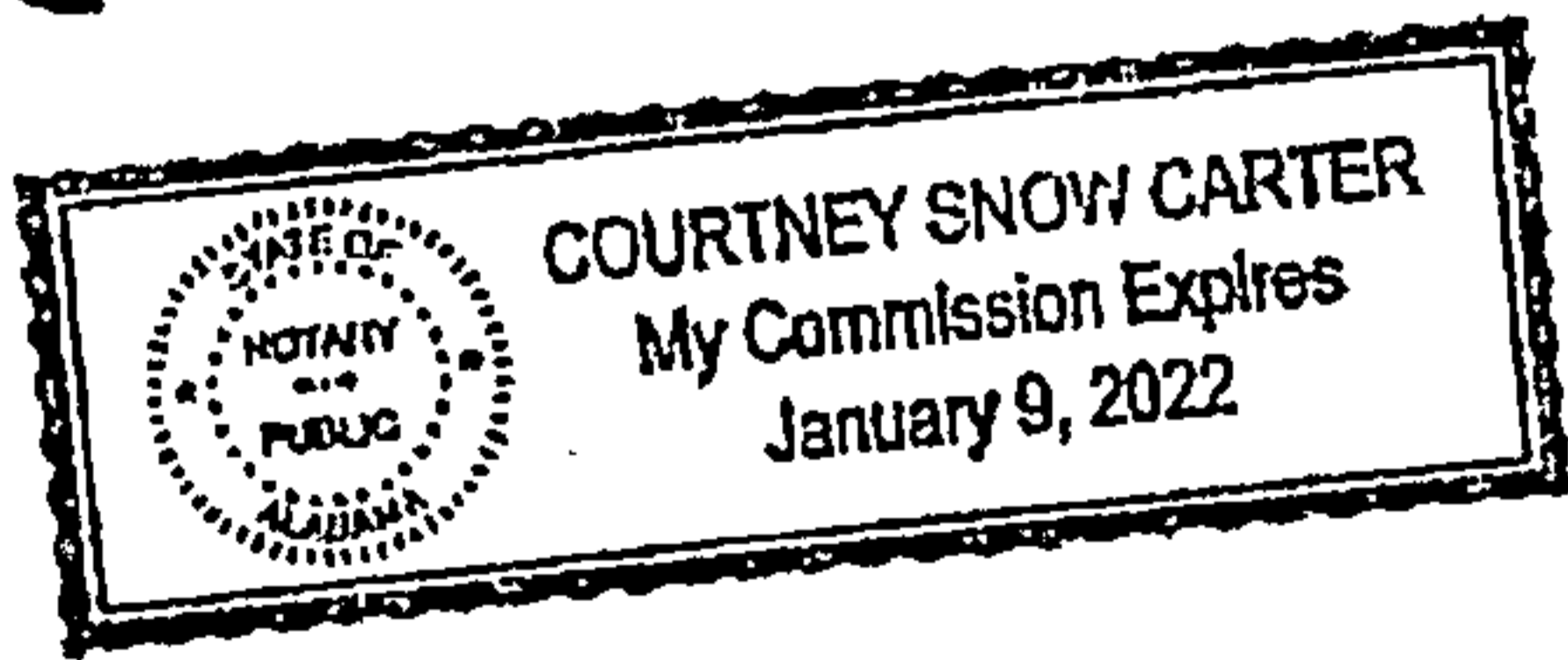


STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Shaun D. Arman whose name as Attorney in Fact for Melissa Arman 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 he/she executed the same voluntarily and in his/her capacity as Attorney in Fact on the day the same bears date.

Given under my hand and official seal on 6th day of November, 2020

[Signature]
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	Shaun D. Arman and Melissa Arman	Grantee's Name	Jeffrey Warner
Mailing Address	<u>618 Washington Street</u> <u>Fayette, IA 52142</u>	Mailing Address	240 Waterstone Court Montevallo, AL 35115
Property Address	240 Waterstone Court Montevallo, AL 35115	Date of Sale	November 13, 2020
		Total Purchase Price	\$210,000.00
		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 type="checkbox"/> Sales Contract	<input type="checkbox"/> Other: _____
<input checked="" 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 - Shaun D. Arman and Melissa Arman

Grantee's name and mailing address - Jeffrey Warner, 240 Waterstone Court, Montevallo, AL 35115.

Property address - 240 Waterstone Court, Montevallo, AL 35115

Date of Sale - November 13, 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 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: November 13, 2020

Sign 
Agent



Filed and Recorded
Official Public Trustee
20201116000523000 3/3 \$29.00
Shelby Cnty Judge of Probate, AL
11/16/2020 01:25:40 PM FILED/CERT

Shelby County

Alvin S. Boyd