

20210507000229210
05/07/2021 02:27:27 PM
DEEDS 1/3

SEND TAX NOTICE TO:

Rebecca B. Ankesheiln and Reba J. McLain
101 Little John Circle
Calera, AL 35040

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243
PEL2100288

WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **One Hundred Thirty One Thousand and 00/100 Dollars (\$131,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Ashley Holmes FKA Ashley Fondren and Brandon Holmes, a married couple**, whose address is 217 Hillcrest Dr. Montevallo, AL 35115 (hereinafter "Grantors", whether one or more), by **Rebecca B. Ankesheiln and Reba J. McLain**, whose address is 101 Little John Circle, Calera AL. 35040 (hereinafter "Grantees", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees **Rebecca B. Ankesheiln and Reba J. McLain, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, the address of which is 101 Little John Cir, Calera, AL 35040, to-wit:

Lot 32 A, according to a Resurvey of Lot 32, Nottingham Townhomes, as recorded in Map Book 34, Page 28, in the Probate Office of Shelby County, Alabama.

Being the same property erroneously described in Deeds recorded in Instrument No. 20050328000139200, Instrument No. 20111005000295070 and Instrument No. 20120522000182350, in the Probate Office of Shelby County, Alabama.

Ashley Holmes is one and the same person as Ashley Fondren, grantee in the deed recorded in Instrument # 20190304000067980 with the Judge of Probate 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. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$121,000.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantees, and Grantee's heirs, executors, administrators, and assigns forever. The Grantors do for Grantors and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantees, and Grantee's heirs, executors, administrators and assigns, that Grantors are lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantors have good right to sell and convey the same as aforesaid; that Grantors will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantees, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantors have set their signatures and seal on this 3rd day of May, 2021.

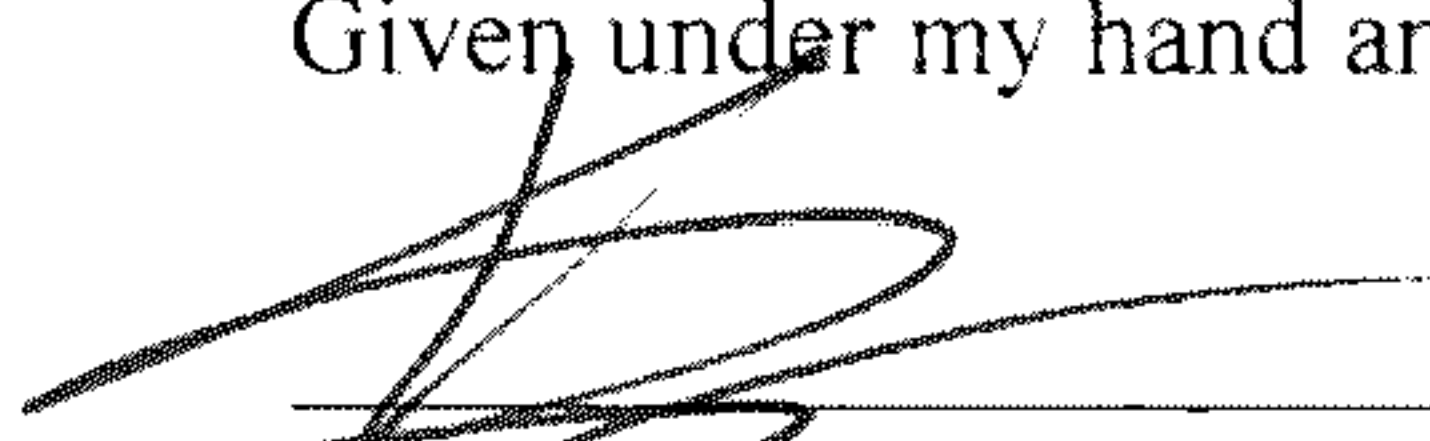

Ashley Holmes FKA Ashley Fondren


Brandon Holmes

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify, Ashley Holmes FKA Ashley Fondren, a married woman, whose name 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 she executed the same voluntarily on the day the same bears date.


Given under my hand and official seal on this 6th day of May, 2021.

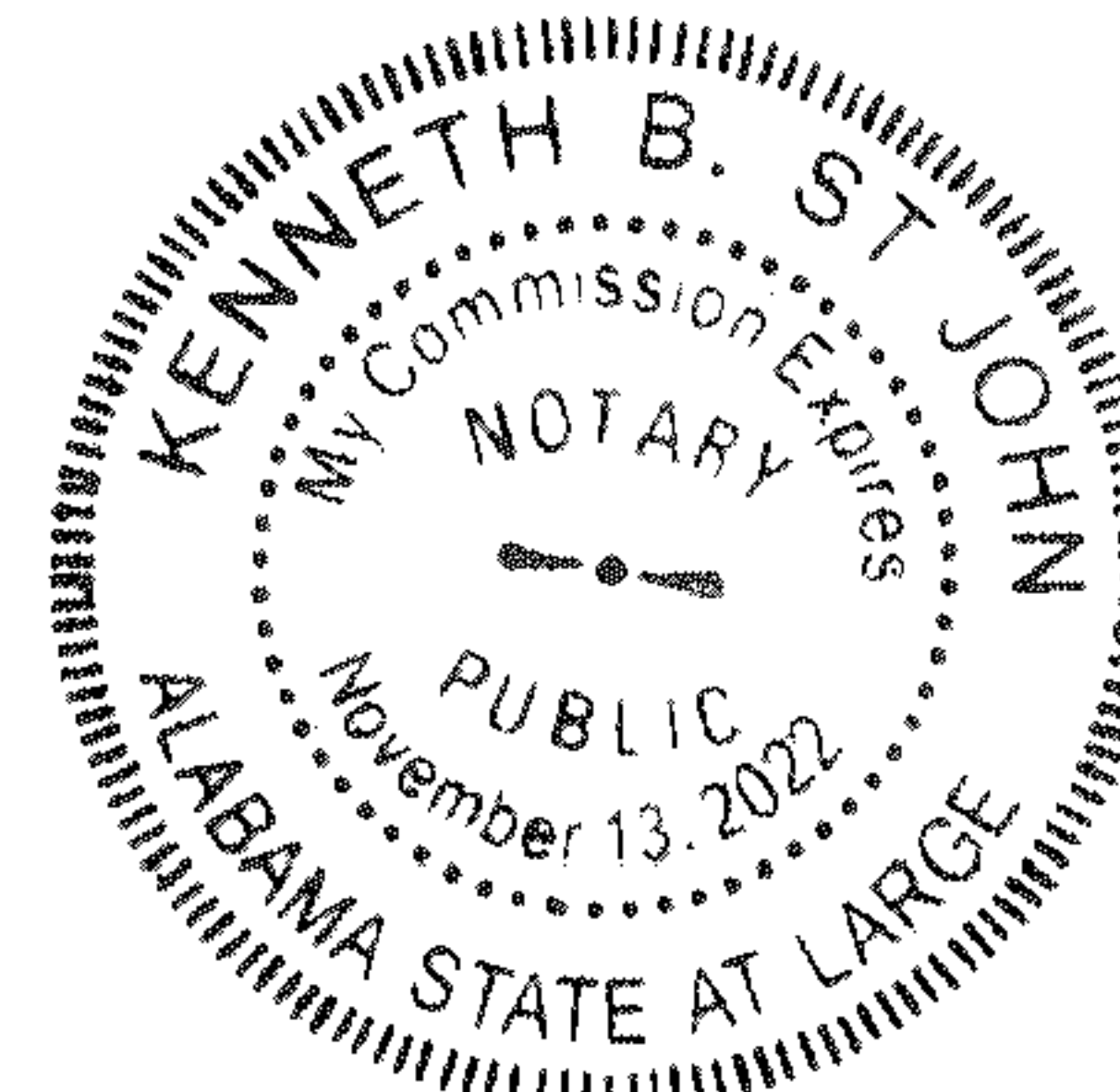
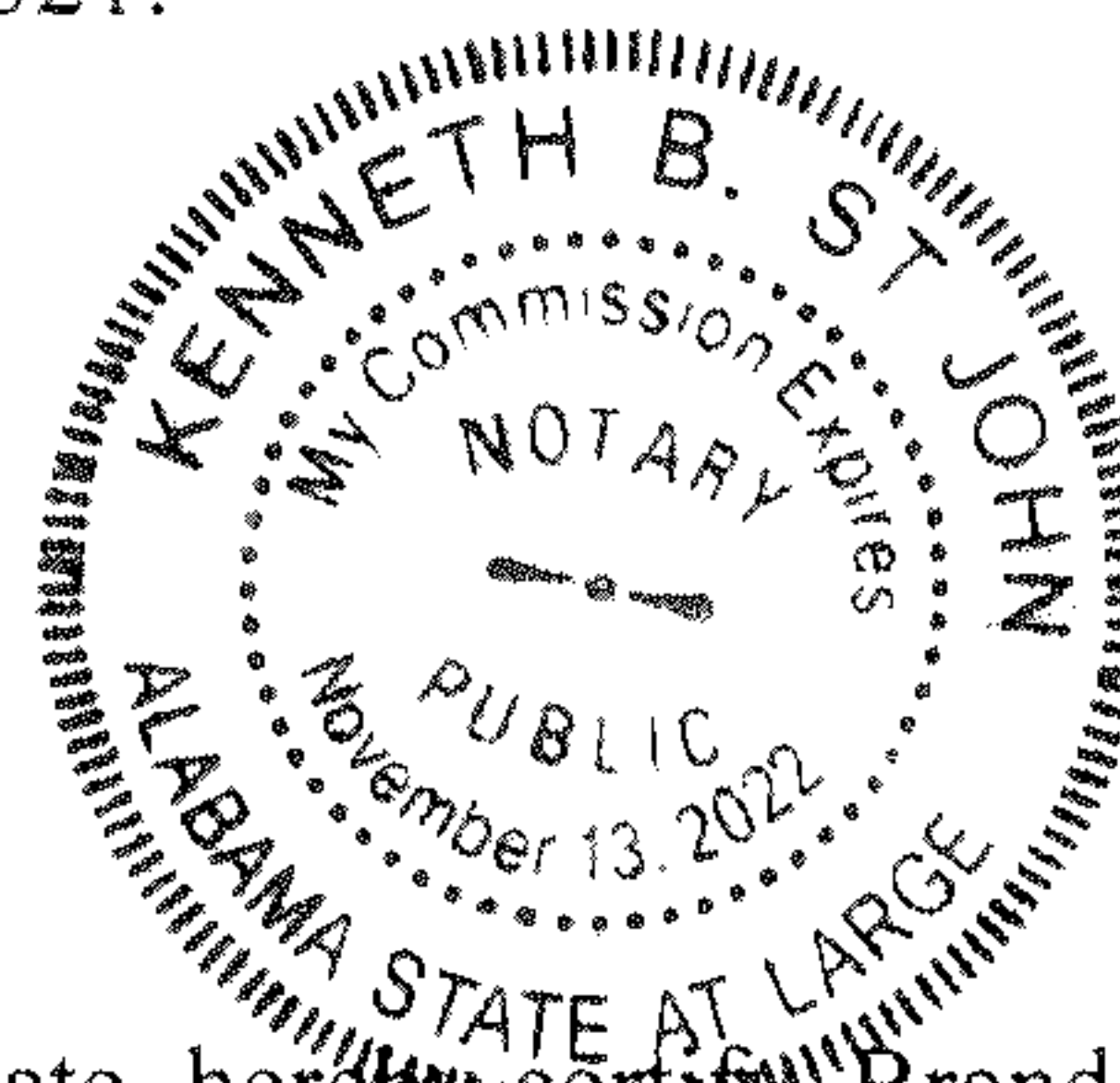

Notary Public: Kenneth B. St John
My Commission Expires: 11/13/2022

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify, Brandon Holmes, a married man, whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 3rd day of May, 2021.


Notary Public: Kenneth B. St John
My Commission Expires: 11/13/2022



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 Holmes FKA Ashley Fondren	Grantee's Name	Rebecca B. Ankesheiln & Reba J. McLain
Mailing Address	and Brandon Holmes	Mailing Address	101 Little John Circle
	217 Hillcrest Drive		Calera, AL 35040
	Montevallo, AL 35115		
Property Address	101 Little John Circle	Date of Sale	05/06/2021
	Calera, AL 35040	Total Purchase Price	\$ 131,000
		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 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 05/07/2021Print Hyland Wehunt☐ Unattested

(verified by)

Sign

[Signature]
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 05/07/2021 02:27:27 PM
 \$39.00 KIMBERLY
 20210507000229210

Allen S. Bevil