



20230622000186060 1/4 \$254.00
Shelby Cnty Judge of Probate, AL
06/22/2023 02:17:53 PM FILED/CERT

This instrument was prepared by:
H. Doug Redd, Esquire
5343 Old Springville Road
Pinson, Al 35126

SEND TAX NOTICE TO:
Christopher Allo
104-22nd Avenue NE
Birmingham, Al 35215

STATUTORY WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS.

SHELBY COUNTY

Know All Men by These Presents: That for and in consideration of Twenty thousand dollars and ^{#223,000 CA} ~~00/100 (\$20,000.00)~~, to the undersigned grantor(s), Kenton Howard, a married man in hand paid by Grantee, the receipt of which is hereby acknowledged I/we the said Grantor, does hereby grant, bargain, sell and convey unto the said Christopher Allo, an unmarried man, the following described real estate, situated in Shelby County, Alabama, to wit:

Lot 48, according to the Map and Survey of the Final Plat of Sunset Lake Phase I, as recorded in Map Book 29, page 68, in the Probate Office of Shelby County, Alabama.

Subject to:

The assumption of that certain mortgage given by Kenton Lee Howard to MERS as nominee for Hamilton Mortgage Corporation in amount of \$215,884.00, dated 03/28/2012, and recorded 04/06/2012, in Instrument Number 20120406000119010. Assigned to: U.S. Bank Association as recorded 04/08/2013 in Instrument Number 2013040000142990 in the Probate Office of Shelby County, Alabama.

The assumption of that certain mortgage given by Kenton Lee Howard and Jennifer N. Howard to Secretary of Housing and Urban Development in the amount of \$63,058.00, dated 08/13/2015, and recorded 10/12/2015, in Instrument Number 20151012000356680 in the Probate Office of Shelby County, Alabama.

Shelby County, AL 06/22/2023
State of Alabama
Deed Tax: \$223.00



20230622000186060 2/4 \$254.00
Shelby Cnty Judge of Probate, AL
06/22/2023 02:17:53 PM FILED/CERT

This property does not constitute the homestead of the grantor nor the grantor's spouse

Subject to reservations, restrictions and easements of record, if any.

Subject to ad valorem taxes for the current year.

NO TITLE OPINION. This instrument prepared without the benefit of title examination and legal description is based upon information provided by the Grantor herein.

Legal description provided by grantor.

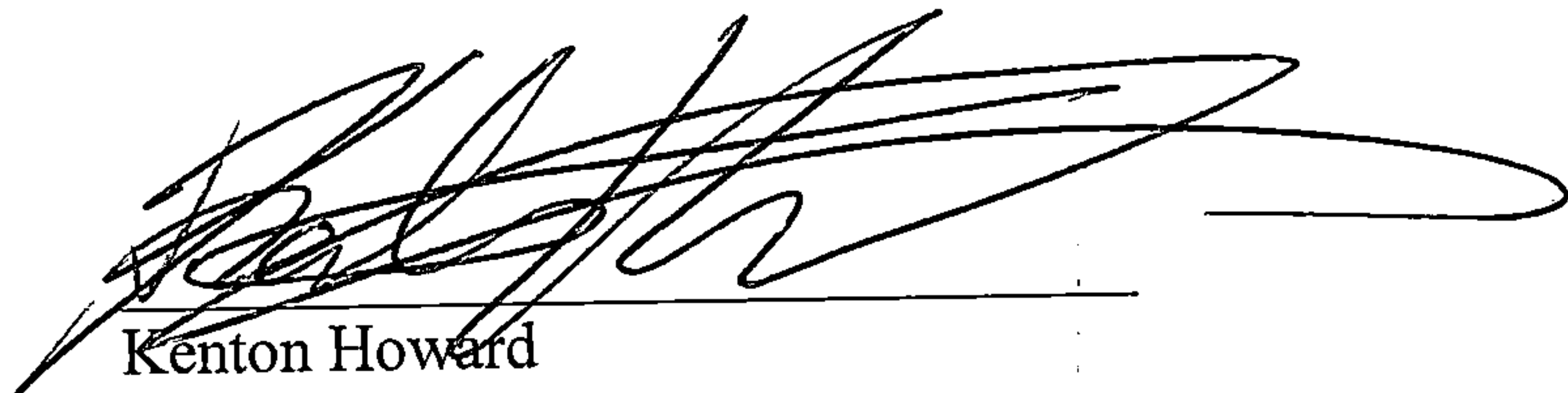
This deed follows the Warranty Deed as recorded by Instrument number 20120406000119000, on 04/06/2012, in the Probate Office of Shelby County, Alabama.

Said transfer is also made in consideration of certain debt owed by the grantor.

TO HAVE AND TO HOLD to said Grantee, for said Grantee his, her or theirs and assigns forever.

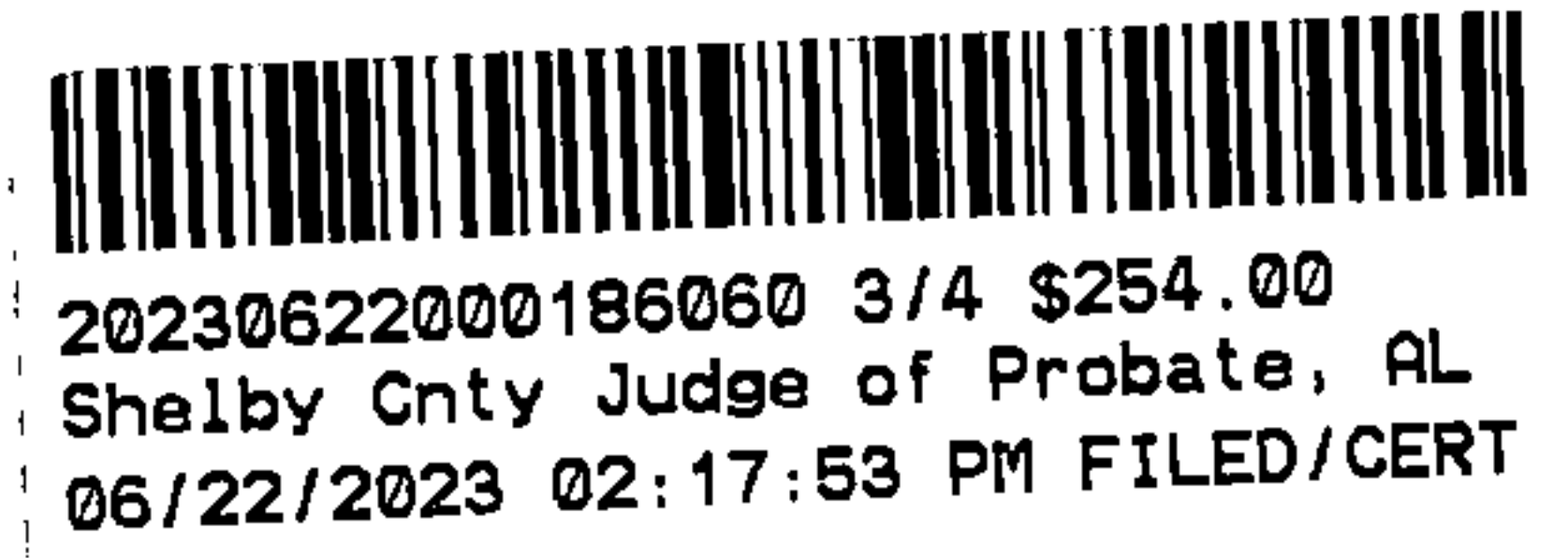
And said Grantor(s), for said Grantor(s) do for myself (ourselves) and for Grantor's heirs, successors, executors, and administrators covenant with said Grantees, their heirs and assigns, that I am Grantor(s) lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that Grantor(s) have a good right to sell and convey the same as aforesaid; that I Grantor(s) will defend the same to Grantee and Grantee's heirs and assigns, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands(s) and seal(s), this the 22th day of June, 2023.


Kenton Howard

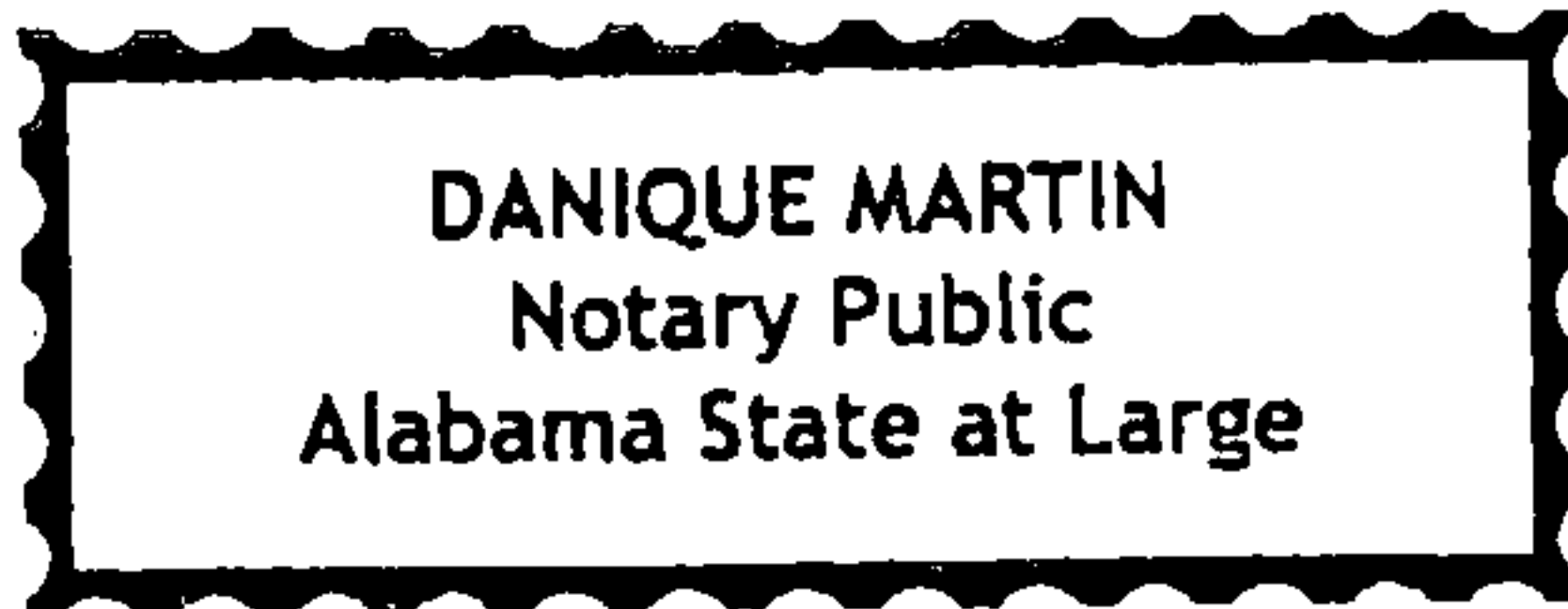
STATE OF ALABAMA

SHELBY COUNTY



I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Kenton Howard, 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 such conveyance, she executed the voluntarily on the day the same bears date.

Given under my hand and official seal, this the 20 day of June, 2023.



A handwritten signature in black ink, appearing to read "Danique Martin".

Notary Public

My Commission Expires: 2/18/2026

Real Estate Sales Validation Form

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

Grantor's Name Kenton Howard
Mailing Address 149 Sunset Lake Drive
Chelsea, Al 35043

Grantee's Name Christopher Allo
Mailing Address 104 22nd Avenue NE
Birmingham, Al 35215

Property Address 149 Sunset Lake Drive
Chelsea, Al 35043

Date of Sale 06/21/2023

Total Purchase Price \$ 223,000.00

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)

- 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 a

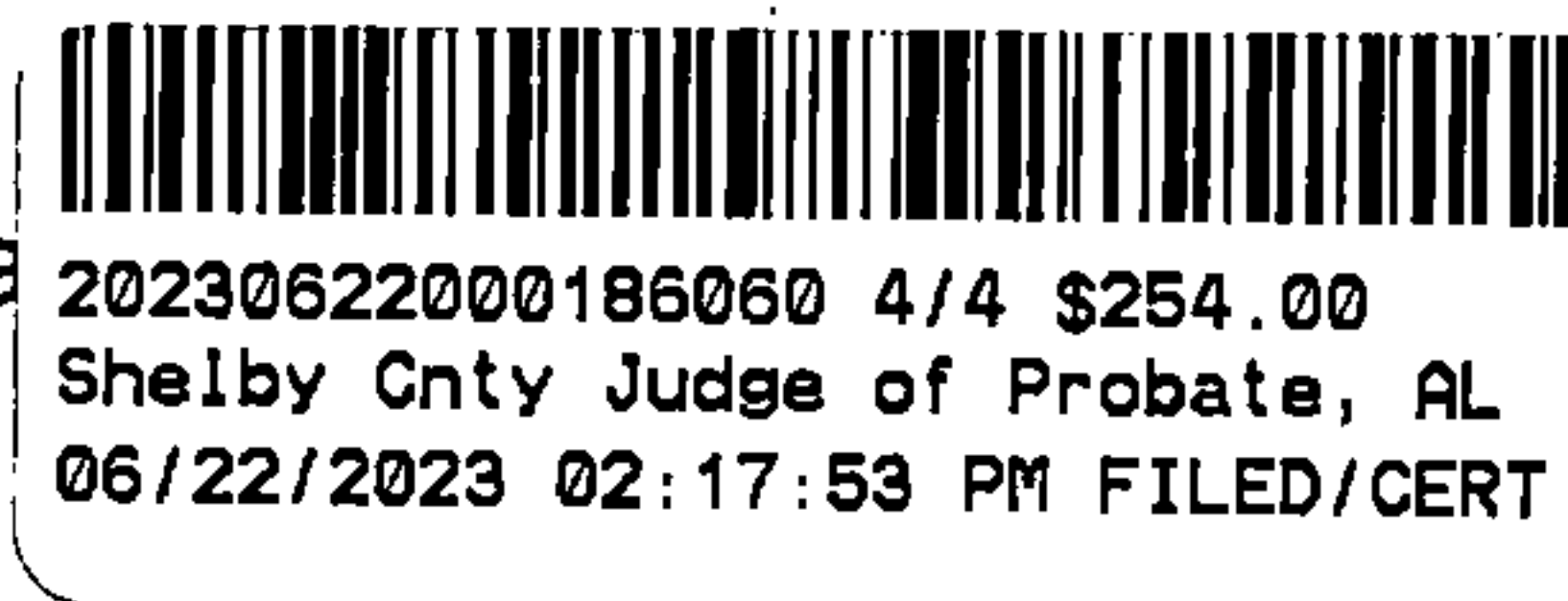
Date of Sale - the date on which interest to the property was conveyed.

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 6/21/2023

Print Christopher Allo

Unattested

Sign Christopher Allo

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

