

This instrument was prepared without  
benefit of title evidence or survey by:

William R. Justice  
P.O. Box 587, Columbiana, Alabama 35051

Grantee's address:  
11040 Terrapin Creek Lane  
Jacksonville, FL 32226

## **WARRANTY DEED**

### **STATE OF ALABAMA**

**SHELBY COUNTY**            **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of the division of jointly owned real estate, the undersigned Dwight David Prince, married, and Gerald Douglas Prince, married (herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto Betty Jean Prince Betts (herein referred to as GRANTEE) all of their interest in the following described real estate situated in Shelby County, Alabama to-wit:

The W ½ of the SW ¼ of the SE ¼, Section 17, Township 19 South, Range 2 East


Also, the W ½ of the NE ¼ of the NE ¼, Section 20, Township 19 South, Range 2 East, subject to a 20-foot wide easement for ingress, egress, and utilities along the north line of said ¼-¼.

The above described property does not constitute any part of the homestead of GRANTOR or GRANTOR'S spouse.

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

And GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEE and GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a 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.

Shelby County, AL 10/05/2012  
State of Alabama  
Deed Tax: \$98.00

  
20121005000383180 1/3 \$116.00  
Shelby Cnty Judge of Probate, AL  
10/05/2012 02:19:01 PM FILED/CERT

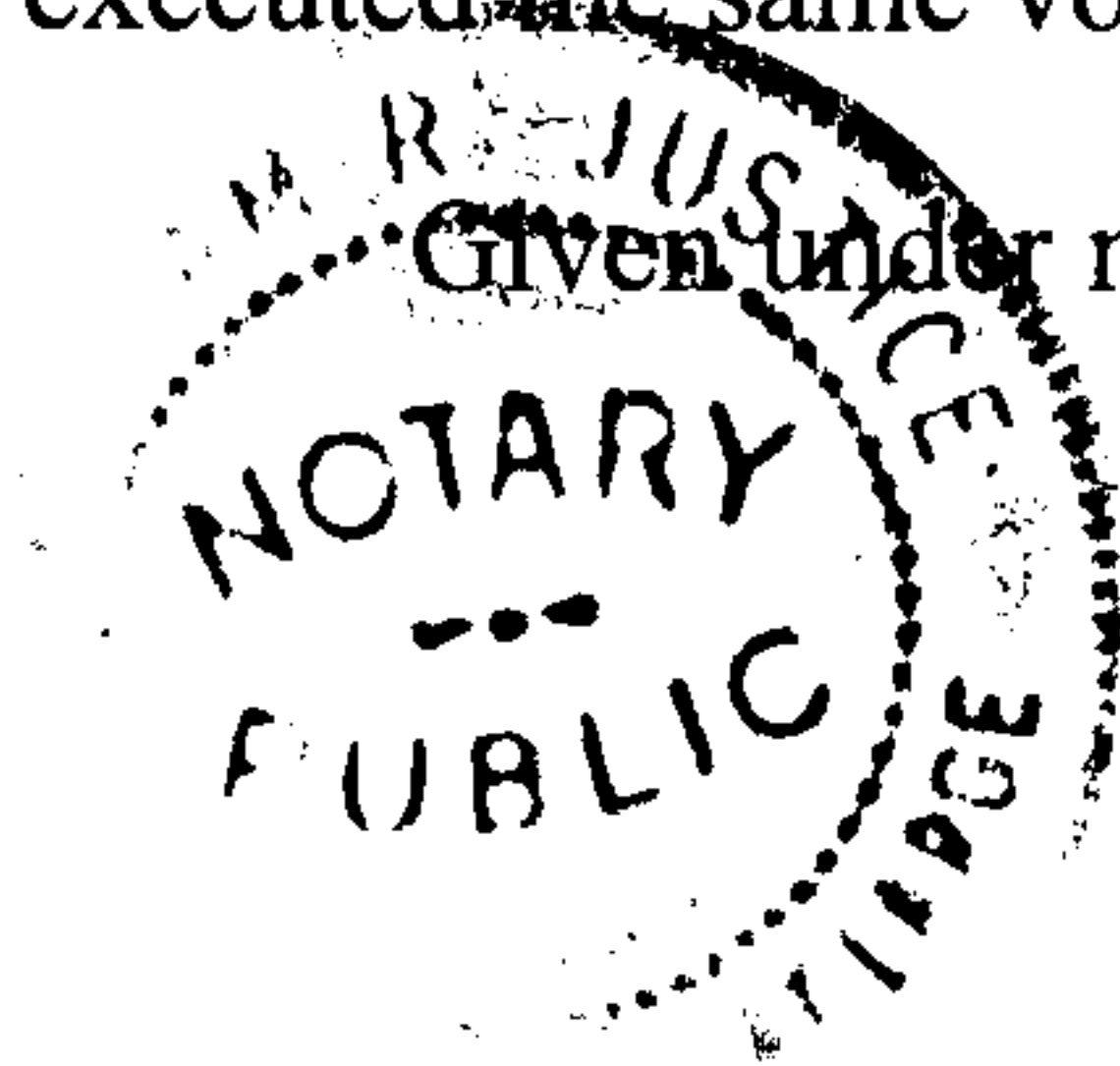
IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this  
5<sup>th</sup> day of October, 2012.

Dwight David Prince  
Dwight David Prince

Gerald Douglas Prince  
Gerald Douglas Prince

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Dwight David Prince, 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.

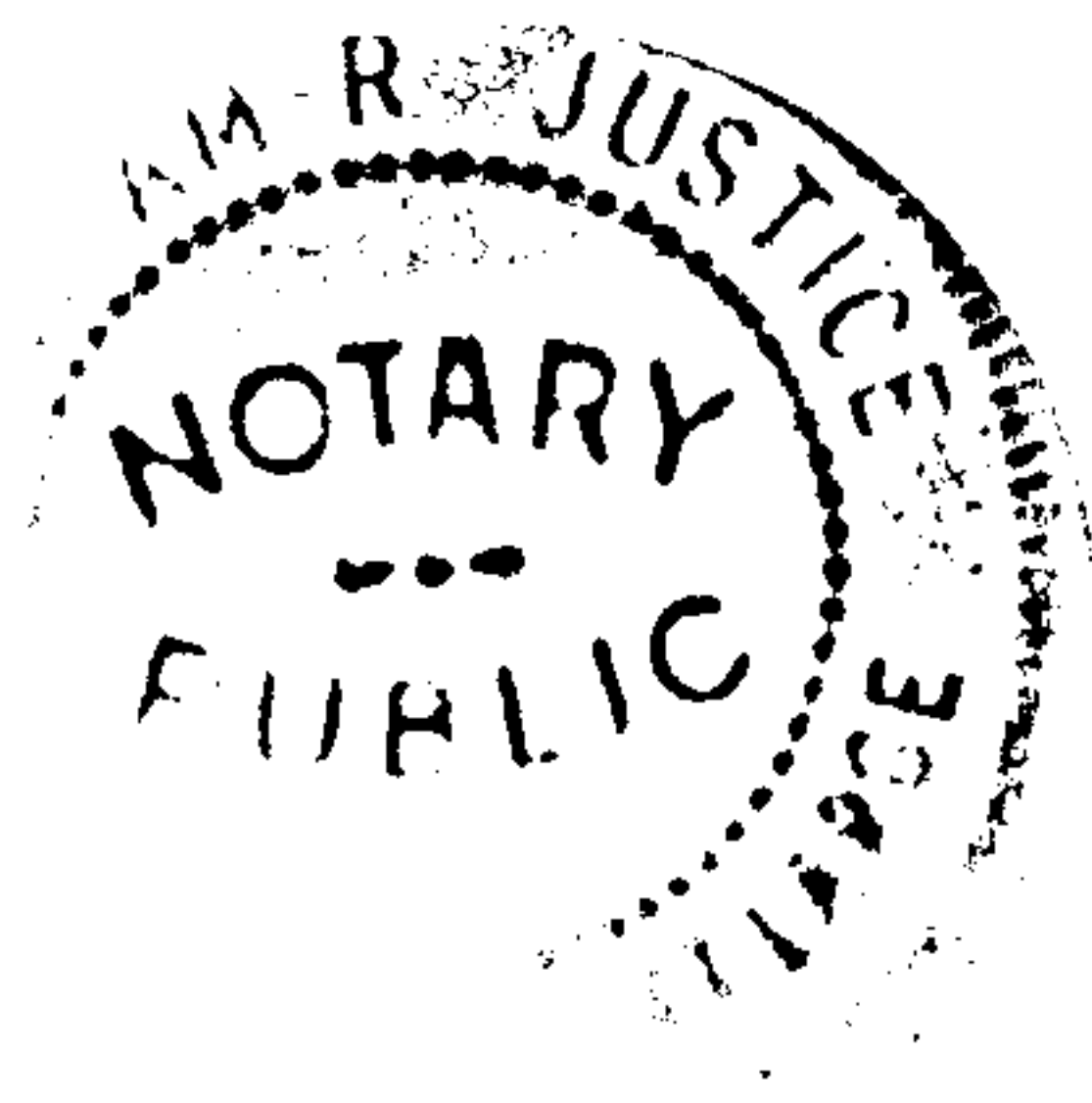


Given under my hand and official seal this 5<sup>th</sup> day of October, 2012.

Nulla R. Gentry  
Notary Public

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Gerald Douglas Prince, 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 this 5<sup>th</sup> day of October, 2012.

Nulla R. Gentry  
Notary Public



20121005000383180 2/3 \$116.00  
Shelby Cnty Judge of Probate, AL  
10/05/2012 02:19:01 PM FILED/CERT



Real Estate Sales Validation Form  
*This Document must be filed in accordance with Code of Alabama 1975, Section 40.22.1*

Grantor's Name Dwight David Prince & Gerald Douglas Prince  
Mailing Address 149 Grande Vista Way  
Chelsea, AL 35043

Grantee's Name Betty Jean Prince Betts  
Mailing Address 11040 Terrapin Creek Lane  
Jacksonville, FL 32226

Property Address: Prince Road, Vincent, AL

Date of Sale 10-5-12

Total Purchase Price \$ \_\_\_\_\_

or

Actual Value \$ \_\_\_\_\_

or

Assessor's Market Value \$ 97,933.00

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  
☐ Sales Contract  
☐ Closing Statement

☐ Appraisal  
☒ Other - Tax Records

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 10-5-12

x Sign Dwight David Prince  
(Grantor/Grantee/Owner/Agent) circle one

Print Dwight David Prince

Hellen R. Prince  
(Verified by)

☐ Unattested