



SEND TAX NOTICE TO:
Reverend Wayne Atchison
419 Philippians Boulevard
Pelham, AL 35124

This instrument was prepared by
A. Eric Johnston, Esquire
1200 Corporate Drive, Suite 107
Birmingham, Alabama 35242

Shelby County, AL 11/12/2013
State of Alabama
Deed Tax: \$138.50

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY) **KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of \$1.00 and other good and valuable consideration to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, **Margaret Lucille Atchison**, an unmarried woman (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Daniel Wayne Atchison as Trustee of The Margaret Lucille Atchison Family Trust** (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to wit:

Lot 85, according to the Survey of Final Plat, High Ridge Village Phase 4, recorded in Map Book 29, Page 83, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject only to: unpaid taxes, easements, rights of way, mineral or mining rights, and other proper encumbrances of record.

NO TITLE OPINION GIVEN.

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

And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 28th day of October, 2013.

Georgia
STATE OF ALABAMA)
SHELBY COUNTY)
PICKENS

Margaret Lucille Atchison
Margaret Lucille Atchison

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Margaret Lucille Atchison, 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 this 28th day of October, 2013.



Lois Jean Hancock
Notary Public
Print Name: Lois Jean Hancock
My Commission Expires: 8/15/17

Real Estate Sales Validation Form

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

Grantor's Name Margaret Lucille Atchison
Mailing Address 419 Philippians Boulevard
Pelham, AL 35124

Grantee's Name Daniel Wayne Atchison as Trustee
of The Margaret Lucille Atchison
Mailing Address Family Trust
419 Philippians Boulevard
Pelham, AL 35124

Property Address 117 High Ridge Trl
Pelham, AL 35124

Date of Sale N/A

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$ 138,200

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 Notice

☐ 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 11-8-2013

Print Wayne Atchison

Unattested

Sign

Wayne Atchison

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1



20131112000443810 2/2 \$155.50
Shelby Cnty Judge of Probate, AL
11/12/2013 11:09:37 AM FILED/CERT