
20151208000419160 1/3 \$124.00
Shelby Cnty Judge of Probate, AL
12/08/2015 12:05:41 PM FILED/CERT

Send tax notice to:
Julie R. Cain
133 Big Oak Drive
Maylene, AL 35114

This instrument prepared by:
Stewart & Associates, P.C.
3595 Grandview Pkwy, #645
Birmingham, Alabama 35243

STATE OF ALABAMA
Shelby COUNTY

1/2 Value \$104,000.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten dollars and no/100 (\$10.00) in hand paid to the undersigned, **Julie R. Cain, an unmarried woman and Robert C. Ward, an unmarried man** (hereinafter referred to as "Grantors"), by **Julie R. Cain,** (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

A parcel of land situated in the SE 1/4 of the NE 1/4 of Section 16, Township 21 South, Range 3 West, described as follows: Commence at the SE corner of the SE 1/4 of the NE 1/4 of Section 16 and go South 89 degrees 34 minutes 35 seconds West along the South boundary of said 1/4-1/4 Section 888.42 feet to the point of beginning; thence continue South 89 degrees 34 minutes 35 seconds West for 197.00 feet; thence North 7 degrees 11 minutes 50 seconds East for 635.56 feet to the South boundary of Big Oak Drive; thence North 88 degrees 51 minutes 40 seconds East along said boundary 240.00 feet; thence South 10 degrees 56 minutes 40 seconds West for 645.68 feet to the point of beginning; being situated in Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2015 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND
CONDITIONS OF RECORD.

Julie C. Ward, grantee in that certain deed recorded in Instrument 20150702000223250 is one and the same person as Julie R. Cain. Said deed conveying the same legal description as shown above.

The Grantors do for themselves, their heirs and assigns, covenant with Grantee, her heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that it is free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators shall warrant and defend the same to the said Grantee, her heirs and assigns forever, against the lawful claims of all persons.

TO HAVE AND TO HOLD to Grantee, her heirs, executors, administrators and assigns forever.

20TH IN WITNESS WHEREOF, Grantors have set their signatures and seals on this, the day of November, 2015


Julie R. Cain

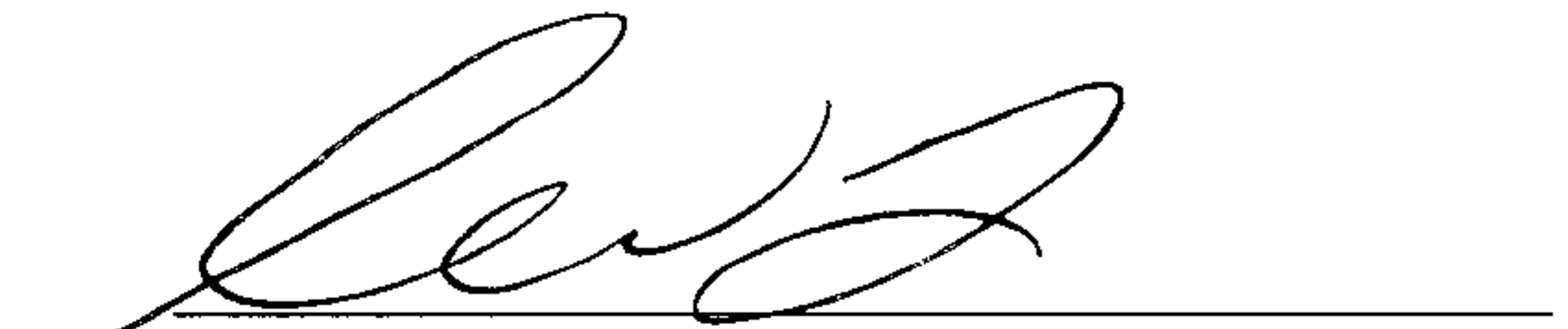

Robert C. Ward

STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that, Julie R. Cain, an unmarried woman and Robert C. Ward, an unmarried man, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.


Given under my hand and official seal this, the 20TH day of November, 2015.

(Notary Seal)


Notary Public
Print Name: DAVID W. LEWIS
Commission Expires:

3/25/17




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Real Estate Sales Validation Form

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

Grantor's Name JULIE R. CAEN AND
Mailing Address ROBERT C. WARD
133 BIG OAK DRIVE
MAYLENE, AL 35114

Grantee's Name JULIE R. CAEN
Mailing Address 133 BIG OAK DR
MAYLENE, AL 35114

Property Address 133 Big Oak Drive
Maylene AL 35114

Date of Sale 11-20-15

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 1/2 Value - spouse to

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 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 11-20-15

Print

Sign

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

