

AFFIDAVIT

STATE OF ALABAMA

COUNTY OF JEFFERSON



20151222000436390 1/3 \$58.00
Shelby Cnty Judge of Probate, AL
12/22/2015 03:16:06 PM FILED/CERT

Before me, the undersigned, a Notary Public in and for Jefferson County, Alabama, personally appeared **Larry L. Halcomb** who is known to me and who, after being sworn by me, deposes and says as follows:

1. My name is **Larry L. Halcomb** and I am over twenty-one years of age.
2. I am the Scrivener who Prepared the attached Deed conveying the subject property from Eric P. Fort to Thomas L. Ogle, Jr. & Mildred O. Fort. Said Original Deed has not been recorded & has been lost. A diligent search has been made for the Deed but it cannot be located.
3. The attached Deed is a true and correct copy of the original lost Deed. The attached copy of the original lost Deed is hereby presented for recording.
4. Further the affiant sayeth not.

Larry L. Halcomb

Subscribed and sworn to before me this 16th day of December, 2015.

— Notary Public

me e', 02.07.2019

COPY

SEND TAX NOTICE TO:

Name Thomas L. Ogle, Jr.
Mildred O. Fort
Address 565 Mostellers Drive
Shelby, Alabama 35143

This instrument was prepared by
Name Larry L. Halcomb, Attorney
Address 15 Office Park Circle, Suite#100
Birmingham, AL 35223

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA }
Shelby COUNTY }

20151222000436390 2/3 \$58.00
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KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Ten Dollars and other valuable Consideration** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I,
Eric P. Fort, a married man

(herein referred to as grantors) do grant, bargain, sell and convey unto

Thomas L. Ogle, Jr. and Mildred O. Fort

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

Lot 320, according to the Survey of Alabama Power Company Recreational Cottage Site Sector 3, as recorded in Map Book 22, pages 51 A, B & C, in the Probate Office of Shelby County, Alabama.

Minerals and Mining rights excepted.

Subject to taxes for 2015.

Subject to restrictions of record.

Subject to rights of upstream and downstream riparian owners with respect to any body of water which may lie adjacent to, and/or traversing through, subject property.

Subject Property is not the Homestead of the Grantor nor his Spouse.

TO HAVE AND TO HOLD unto the said GRANTEES as joint tenants, with right to survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 25TH day of September, 2015.

_____(Seal)

Eric P. Fort (Seal)

STATE OF Alabama }
Jefferson COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Eric P. Fort , a married man**, whose names are signed to the foregoing conveyance, and who are 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 25TH day of September, 2015.

Larry L. Halcomb
Notary Public-

My commission expires: 1/23/18

Real Estate Sales Validation Form

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

Grantor's Name Eric P. Fort
Mailing Address 565 Mostellers Drive
Shelby, AL 35143

Grantee's Name Thomas L. Ogle, Jr & Mildred O. Fort
Mailing Address 565 Mostellers Drive
Shelby, AL 35143

Property Address 565 Mostellers Drive
Shelby, AL 35143

Date of Sale September 25, 2015
Total Purchase Price \$

or
Actual Value \$
or \$ 113,200.00

Assessor's Market Value \$1/3 conveyed \$37,734.00

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
 X 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 9/25/15

Print Eric P. Fort

 X Unattested

(verified by)

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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