

**WARRANTY DEED**

This instrument was prepared by:  
B. Christopher Battles  
3150 Highway 52 West  
Pelham, AL 35124

Send tax notice to:  
Dolores H. Epperson  
204 Macallan Drive  
Pelham, AL 35124

20160113000013150

**STATE OF ALABAMA**  
**COUNTY OF SHELBY**

01/13/2016 03:46:14 PM  
DEEDS 1/2

Know All Men by These Presents: That in consideration of **Ten and no/100 Dollars (\$10.00)**, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt where is acknowledged, I, **DOLORES H. EPPERSON**, an **unmarried woman** (herein referred to as Grantor) grant, bargain, sell and convey unto **RONALD BERT EPPERSON** (herein referred to as Grantee), my undivided one-half interest to the following described real estate, situated in **Shelby County, Alabama**, to-wit:

**Lot 1302, according to the Survey of Final Plat Macallan at Ballentrae Phase I, as recorded in Map Book 37, Page 14, in the Probate Office of Shelby County, Alabama.**

**THE GRANTOR HEREIN RESERVES A LIFE ESTATE TO THE ABOVE DESCRIBED PROPERTY.**

**No opinion as to the title of the above-described property was requested by the parties to this deed and preparer of this deed offers no opinion as to the title to the above-described property. Legal description furnished by the Grantor herein.**

Subject to mineral and mining rights if not owned by Grantor. Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

And I do, for myself and for my heirs, executors and administrators, covenant with said Grantee, his heirs and assigns, that I am lawfully seized in fee simple of said premises; that he is free from all encumbrances, unless otherwise stated 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 13th day of January, 2016.

  
**DOLORES H. EPPERSON**

**STATE OF ALABAMA**  
**COUNTY OF SHELBY**

I, B. CHRISTOPHER BATTLES, a Notary Public in and for said County, in said State, hereby certify that **DOLORES H. EPPERSON**, 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 this conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13th day of January, 2016.

B. CHRISTOPHER BATTLES  
Notary Public, State of Alabama  
Alabama State At Large  
My Commission Expires  
February 22, 2017

  
Notary Public  
My Commission Expires: 02/22/2017

Real Estate Sales Validation Form

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

Grantor's Name Dolores H. Epperson  
Mailing Address 204 Macallan Dr  
Pelham, AL 35124

Grantee's Name Ronald Bert Epperson  
Mailing Address \_\_\_\_\_  
\_\_\_\_\_

Property Address 204 Macallan Dr  
\_\_\_\_\_  
\_\_\_\_\_

Date of Sale 01/13/2016  
Total Purchase Price \$ \_\_\_\_\_

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

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PM DEEDS 2/2

Or  
Assessor's Market Value \$ 131,025

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input checked="" type="checkbox"/> Other <u>1/2 interest of Market Value</u>
<input type="checkbox"/> Closing Statement	<u>of \$262,050 under</u>
	<u>Parcel 14-8-27-3-002-002.000</u>

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).

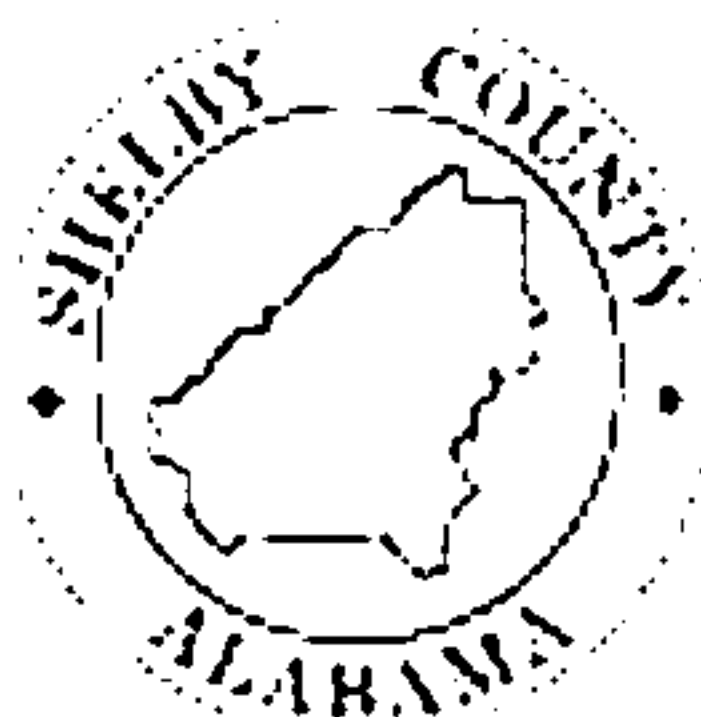
Date \_\_\_\_\_

Print B. CHRISTOPHER BATTLES

\_\_\_\_\_  
Unattested (verified by)

Sign   
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
01/13/2016 03:46:14 PM  
\$148.50 CHERRY  
20160113000013150

