

Shelby County, AL 11/10/2016  
State of Alabama  
Deed Tax: \$1.00

## WARRANTY DEED

STATE OF ALABAMA

}

*Send Tax Notice to:*

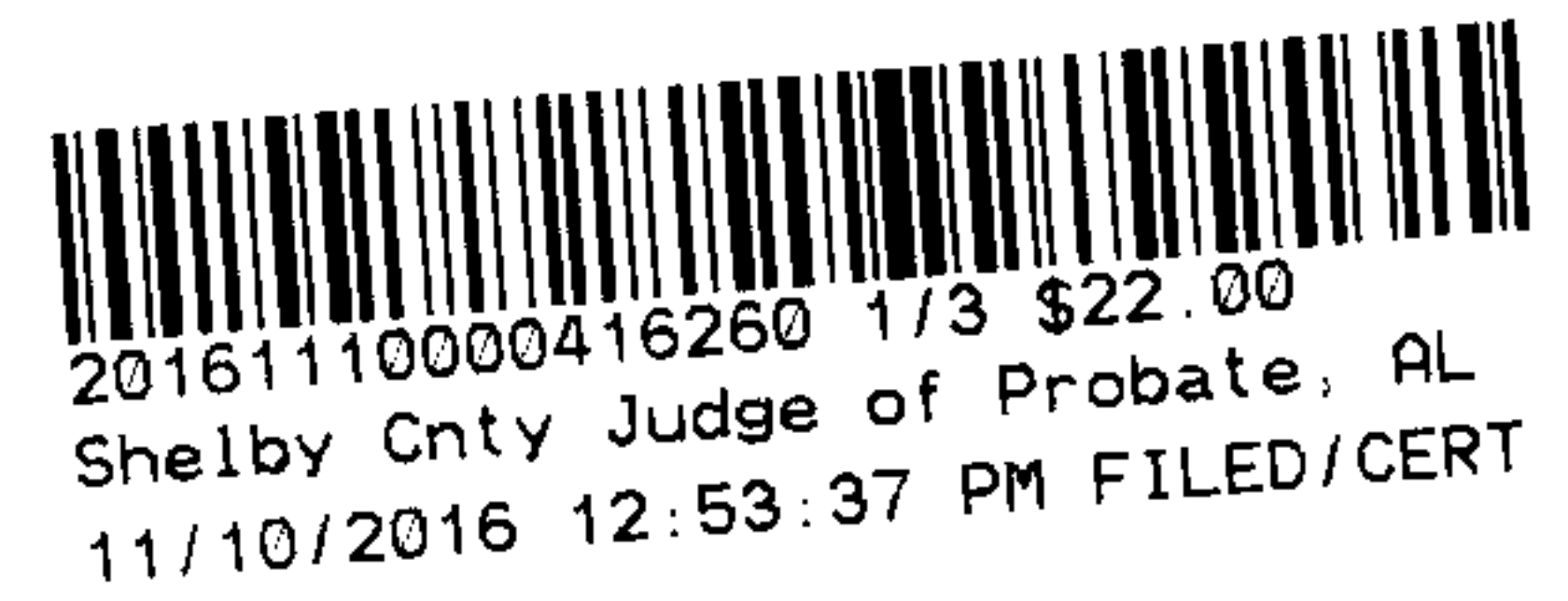
}

Glenn T. Caldwell

COUNTY OF SHELBY

}

1420 7<sup>th</sup> Avenue, Calera AL 35040



## GENERAL WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS;** That for and in consideration of \$1,000.00 (One Thousand and 00/100 dollars) and other good and valuable consideration to the undersigned **GRANTOR** in hand paid by the **GRANTEE** herein, the receipt of which whereof is acknowledged, we,

**GLENN T. CALDWELL, a single man,**

(hereinafter referred to as **GRANTOR**), do hereby grant, bargain, sell and convey unto

**GLENN T. CALDWELL, a single man,**

(hereinafter referred to as **GRANTEE**) who is the only heir of law of the decedent, Judy Williams Caldwell, who died testate on or about 10/05/2012, the following described real estate situated in Shelby County, Alabama, to wit:

Lot No. 450 in Dare's Plat of Calera, Alabama, said lot fronting on Gardner Street 50 feet, and having a depth of 180 feet, situated, lying and being in Calera, Shelby County, Alabama, together with all improvements thereon.

THIS DEED PREPARED WITHOUT BENEFIT OF SURVAY AND WITHOUT BENEFIT OF A TITLE SEARCH

**TO HAVE AND TO HOLD,** unto said Grantee to have and to hold forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with 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;

This instrument prepared by:

Marlow and Salyer, LLC.

Attorneys at Law

1111, 17<sup>th</sup>, Ave, Calera, AL 35040

that I (we) have a good right to sell and convey the same as foresaid; that I (we) will and my (our) heirs, executors, and administrators shall warrant and defend the same to the GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, WE, have set our hand and seal on this the 9 day of Nov., 2016

WITNESS:

Glenn T. Caldwell (Seal)

**GLENN T. CALDWELL** (grantor and heir at law of Judy Williams Caldwell)

STATE OF ALABAMA }

COUNTY OF Shelby }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Glenn T. Caldwell**, a single man, whose name is signed to the foregoing, and who is known to me, acknowledged before me on this day the 9 day of Nov, 2016 that being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date:

Reigha Goodman Marlow

NOTARY PUBLIC

My Commission Expires: 3/8/17

This instrument prepared by:

Marlow and Salyer, LLC.

Attorneys at Law

1111, 17<sup>th</sup>, Ave, Calera, AL 35040



20161110000416260 2/3 \$22.00  
Shelby Cnty Judge of Probate, AL  
11/10/2016 12:53:37 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 Glenn T Caldwell  
Mailing Address 1420 7th Ave  
Calera

Grantee's Name Glenn T Caldwell  
Mailing Address 1420 7th Ave  
Calera

Property Address 1127 17th Ave  
Calera

Date of Sale 11/9/14  
Total Purchase Price \$ 1000.  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ \_\_\_\_\_

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 11-10-2016

Print Glenn T. Caldwell

☐ Unattested

Sign Glenn T. Caldwell

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1