

Parcel I.D. #:

Send Tax Notice To: Heather Leigh Rutherford  
189 O'Neal Drive  
Calera, AL  
35040

## WARRANTY DEED

STATE OF ALABAMA )  
COUNTY OF SHELBY )

Know all men by these presents, that in consideration of the sum of One dollar and 00/100, (\$1.00), the receipt and sufficiency of which are hereby acknowledged, that **ADAM RUTHERFORD, being of sound mind and disposing memory, and over nineteen years of age**, hereinafter known as GRANTOR, does hereby bargain, grant, sell and convey the following described real property being located at 189 O'Neal Drive, Calera, AL 35040, all situated in Shelby County, Alabama, to **HEATHER LEIGH RUTHERFORD, a single person**, hereinafter known as the GRANTEE, to-wit:

*Lot: #12, Block: D Book 4, Page 20  
Farris Subdivision, First Addition*


Subject to any and all easements, rights of way and restrictions of record.

Said legal description herein was taken from that certain Instrument recorded in the Shelby County, AL, Judge of Probate's Office in Book 294, Page 771, and Book 206, Page 536, respectively. This instrument was prepared without the benefit of a title search or survey.

**TO HAVE AND TO HOLD** to the said Grantee, her, his or their heirs and assigns forever with every contingent remainder and right of reversion.

And I do for myself and for our heirs, executors, and administrators covenant with the said GRANTEE, 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, their heirs and assigns forever, against the lawful claims of all person.


IN WITNESS WHEREOF, I have hereunto set my hand and seal, on this the 11 day of NOV., 2016.


  
ADAM RUTHERFORD

STATE OF LOUISIANA)  
PARISH OF ST. BERNARD)

I, the undersigned, a Notary Public in and for said State, do hereby certify that *ADAM RUTHERFORD*, whose name is signed to the foregoing conveyance, and who is personally known to me, and having been duly informed of the contents of said deed, acknowledged before me and my official seal of office, that he did execute the same voluntarily on the day the same bears date.

NOV. Given under my hand and official seal of office on this the 11 Day of \_\_\_\_\_, 2016.

  
NOTARY PUBLIC  
My Commission Expires: With life

  
20161116000421640 1/3 \$34.50  
Shelby Cnty Judge of Probate, AL  
11/16/2016 01:08:54 PM FILED/CERT

Shelby County, AL 11/16/2016  
State of Alabama  
Deed Tax: \$13.50

This Instrument Prepared By:

Elizabeth H. Shaw  
Attorney at Law  
2924 Crescent Ave.  
Birmingham, AL 35209



20161116000421640 2/3 \$34.50  
Shelby Cnty Judge of Probate, AL  
11/16/2016 01:08:54 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 Adam Rutherford  
 Mailing Address 242 10th Dr  
Shelby, LA 70458

Grantee's Name Heather Leigh Rutherford  
 Mailing Address 189 O'Neal Dr.  
Calera, AL 35040

Property Address 35-2-03-1-002-012 . 000  
189 O'Neal Dr.  
Calera 35040

Date of Sale \_\_\_\_\_  
 Total Purchase Price \$ \_\_\_\_\_  
 or  
 Actual Value \$ \_\_\_\_\_  
 or  
 Assessor's Market Value \$ 79,100<sup>00</sup>  $\div$  3 = 13,183

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 Mile  
☐ 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 in property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest in property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest in 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 11-16-16

Print Elizabeth H. Shaw

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

Notarized



20161116000421640 3/3 \$34.50  
 Shelby Cnty Judge of Probate, AL  
 11/16/2016 01:08:54 PM FILED/CERT

Form RT-1