

20170120000024490
01/20/2017 08:25:55 AM
DEEDS 1/3

Document Prepared By:
Shannon R. Crull, P. C.
3009 Firefighter Lane
Birmingham, Alabama 35209

Send Tax Notice To:
Rhonda Sampson
1284 Inverness Cove Drive
Hoover, AL 35242

GENERAL WARRANTY DEED

STATE OF ALABAMA }
COUNTY OF SHELBY } **KNOW ALL MEN BY THESE PRESENTS:**

THAT IN CONSIDERATION OF **Two Hundred Twenty-Eight Thousand Eight Hundred Dollars and NO/100 (\$228,800.00)** to the undersigned grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, **Stacie Yvette Vaillancourt**, a single woman, (herein referred to as **Grantor**), grant, sell, bargain and convey unto **Rhonda A. Sampson**, (herein referred to as **Grantees** whether one or more), the following described real estate, situated in **SHELBY** County, Alabama to wit:

Lot 159A, according to t he Final Plat of the Residential Subdivision Inverness Cove, Phase 2, Resurvey # 1, as recorded in Map Book 36, Page 110 A & B, in the Probate Office of Shelby County, Alabama.

Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

\$ 224,562 of the above consideration was secured by and through the purchase money mortgage closed herewith.

Stacie Yvette Vaillancourt is formerly known as Stacie V. France. They are one and the same person.

TO HAVE AND HOLD the said tract or parcel of land unto the said Grantee, his/her heirs, successors and assigns forever.

And I do for myself, my heirs and assigns, covenant with the said Grantee, his/her heirs and assigns, that I am lawfully seized in fee simple of said premises and I am authorized to convey the same; that they are free from all encumbrances, unless otherwise noted above; that I have 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/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned GRANTOR has hereunto set her hand and seal, this

18 day of January, 2017.

Stacie Yvette Vaillancourt
Stacie Yvette Vaillancourt

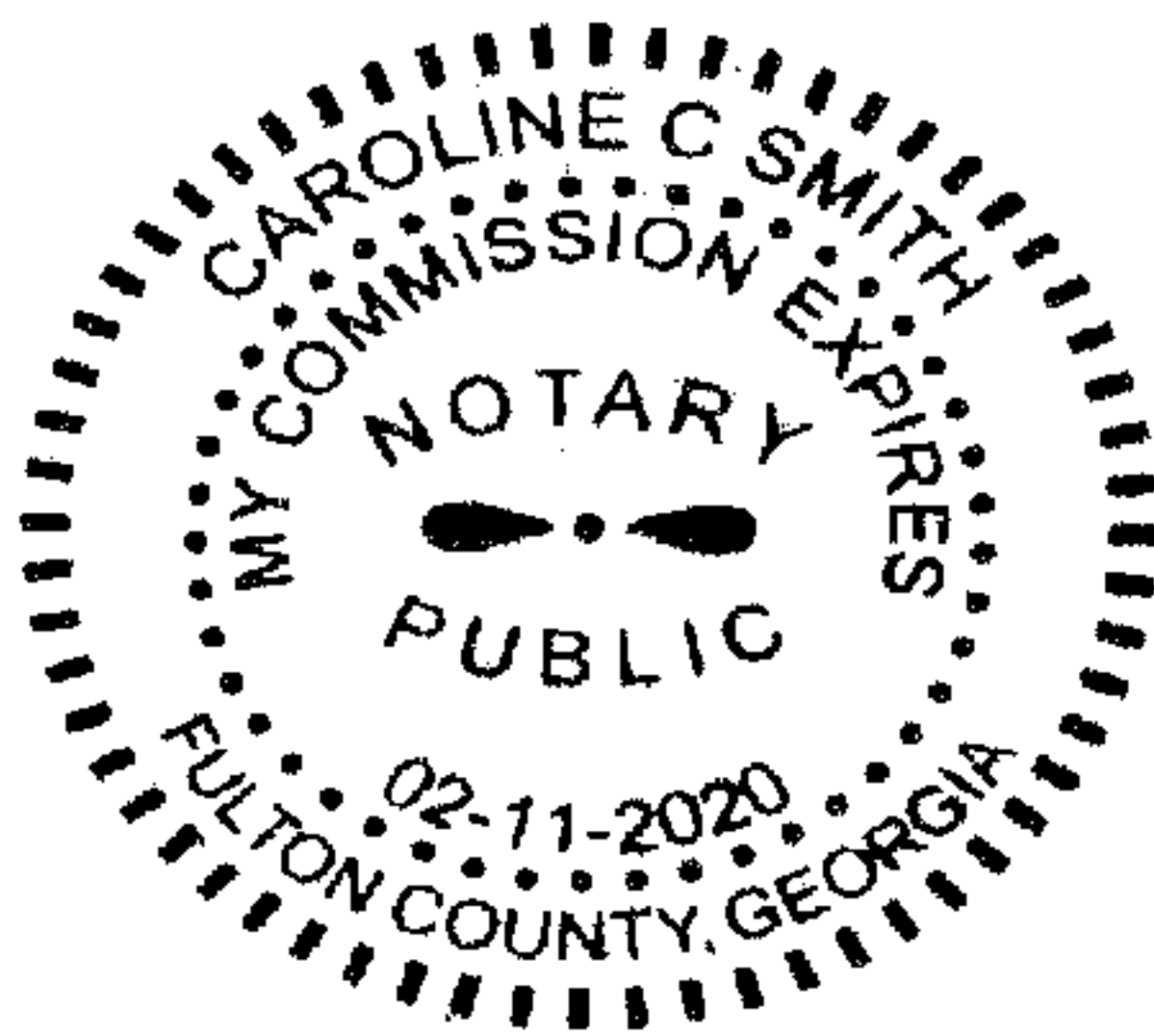
Notary Acknowledgment

STATE OF Georgia
COUNTY OF Fulton

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that **Stacie Yvette Vaillancourt**, whose name is signed to the foregoing deed and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 18 day of January, 2017.

Notary Seal



Caroline C. Smith
Notary Public
My commission expires: 2-11-2020

Real Estate Sales Validation Form

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

Grantor's Name Stacie VallenCourt Grantee's Name Rhonda Sampson
 Mailing Address 782 Peachtree ST Mailing Address 1284 Inverness Cove
NE 12901 Hoover AL 35242
Atlanta, GA 30308

Property Address 1284 Inverness Cove Dr Date of Sale 1/18/17
Hoover, AL Total Purchase Price \$ 228,800
35242 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 ☐ Appraisal
☐ Sales Contract ☐ Other _____
☒ 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 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 1-19-17

Print

James Yofu

Unattested



Filed and Recorded by) Official Public Records (Grantor/Grantee/Owner/Agent) circle one
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
01/20/2017 08:25:55 AM
\$25.50 DEBBIE
20170120000024490

Form RT-1

James Yofu