

This instrument was prepared by:

**HOLLIMAN LAW FIRM
2491 Pelham Parkway
Pelham, AL 35124**

Send tax notice to:

**Joanna B. Lape
145 Southview Drive
Hoover, AL 35244**

STATUTORY WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY)

That in consideration of One Hundred Seventy-seven Thousand Seven Hundred and No/100-----DOLLARS (\$177,700.00)

to the undersigned grantor,

Gregory P. Lape and wife, Joanna B. Lape

(herein referred to as **GRANTOR**), in hand paid by the **GRANTEE** herein, the receipt of which is hereby acknowledged, the said **GRANTOR** does by these presents, grant, bargain, sell and convey unto


Joanna B. Lape

(herein referred to as **GRANTEE**) the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 11, according to the Survey of Southpointe, Ninth Sector, Phase 2, as recorded in Map Book 16, Page 81 in the Probate Office of Shelby County, Alabama.

NOTE: This deed was prepared with information furnished by the grantee herein and relied upon by Holliman Law Firm.

Shelby County, AL 02/07/2017
State of Alabama
Deed Tax: \$89.00


20170207000046930 1/4 \$113 00
Shelby Cnty Judge of Probate, AL
02/07/2017 01:12:08 PM FILED/CERT

AND, the Grantor covenants and agrees to and with Grantee, that Grantor has not done or suffered to be done anything whereby the above-described property is or may be in any manner encumbered or charged, and that the Grantor will **WARRANT AND DEFEND** the above-described property against all persons lawfully claiming or to claim the same by, through or under the Grantor.

TO HAVE AND TO HOLD, to the said **GRANTEE**, her heirs and assigns, forever.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this the 4th day of February, 2017.



GREGORY P. LAPE



JOANNA B. LAPE

STATE OF ALABAMA)

SHELBY COUNTY)


I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that GREGORY P. LAPE, 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 the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4th day of ~~January~~, 2017.
February



NOTARY PUBLIC

My commission expires: 3-12-17


20170207000046930 2/4 \$113.00
Shelby Cnty Judge of Probate, AL
02/07/2017 01:12:08 PM FILED/CERT

STATE OF ALABAMA)

SHELBY COUNTY)


I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that JOANNA B. LAPE, 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 the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7th day of ~~January~~, 2017.
February



NOTARY PUBLIC

My commission expires: 1-24-21


20170207000046930 3/4 \$113.00
Shelby Cnty Judge of Probate, AL
02/07/2017 01:12:08 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 Gregory P. + Joanna B. Lape
Mailing Address 145 Southview Dr.
Hoover, AL 35244

Grantee's Name Joanna B. Lape
Mailing Address 145 Southview Dr.
Hoover, AL 35244

Property Address 145 Southview Dr.
Hoover, AL 35244

Date of Sale 2-7-17
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 177,700.⁶⁰ 1/2 = 88,850

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 Divorce

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 2-7-17

Print Joanna B. Lape

Sign Joanna B. Lape
(Grantor/Grantee/Owner/Agent) circle one

Unattested

verified by)

