



20170901000319490 1/3 \$205.00  
Shelby Cnty Judge of Probate, AL  
09/01/2017 08:42:48 AM FILED/CERT

Send tax notice to:  
Leslie Grier Messer  
224 Perthshire Way  
Pelham, AL 35124

This instrument prepared by:  
Stewart & Associates, P.C./S. Kent Stewart  
3595 Grandview Pkwy, #280  
Birmingham, Alabama 35243

PEL1700488

STATE OF ALABAMA  
Shelby COUNTY

**WARRANTY DEED**

\$184,000 value

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten Thouand and 00/100 Dollars (\$10,000.00) in hand paid to the undersigned, Leslie Grier Messer, an unmarried woman and Ricky P. Messer, a married man (hereinafter referred to as "Grantors"), by Leslie Grier Messer, (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 1823, according to the Survey of Perthshire at Ballantrae, Phase 1, as recorded in Map Book 40, Page 91, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2017 AND THEREAFTER.  
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS  
OF RECORD.

The property being conveyed herein does not constitute the homestead of Ricky P. Messer nor the homestead of his spouse.

TO HAVE AND TO HOLD to Grantee, her heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantee, her heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators and assigns shall warrant and defend the same to the said Grantee, her heirs and assigns forever, against the lawful claims of all persons.

Shelby County, AL 09/01/2017  
State of Alabama  
Deed Tax: \$184.00



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IN WITNESS WHEREOF, Grantors have set their signature and seal on this the 24<sup>th</sup> day of August, 2017.

Grier  
Leslie M

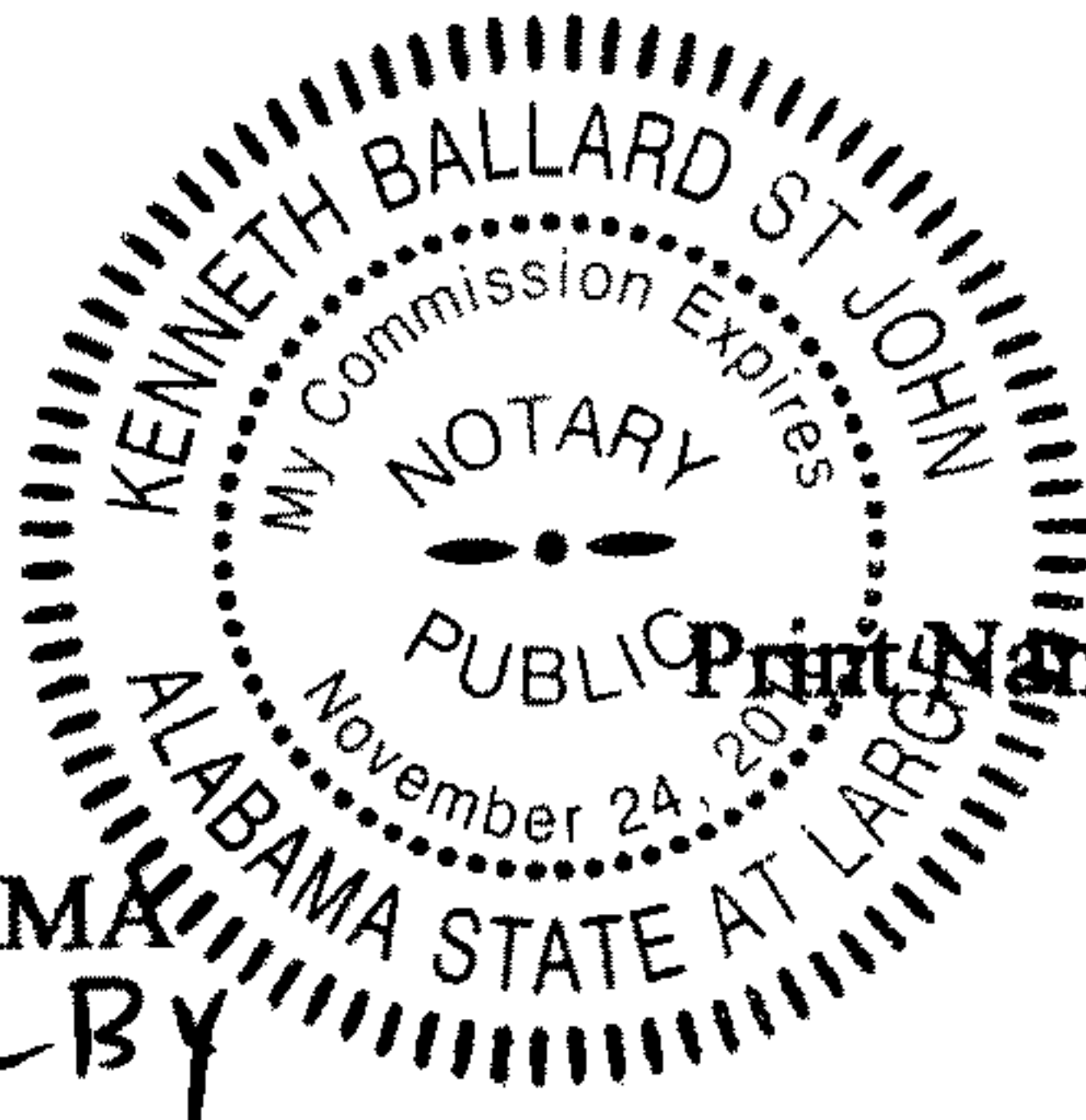
Leslie Grier Messer

Ricky P. Messer  
Ricky P. Messer

STATE OF ALABAMA  
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Leslie Grier Messer, an unmarried woman, whose name is to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 24<sup>th</sup> day of August, 2017.



Kenneth Ballard St John

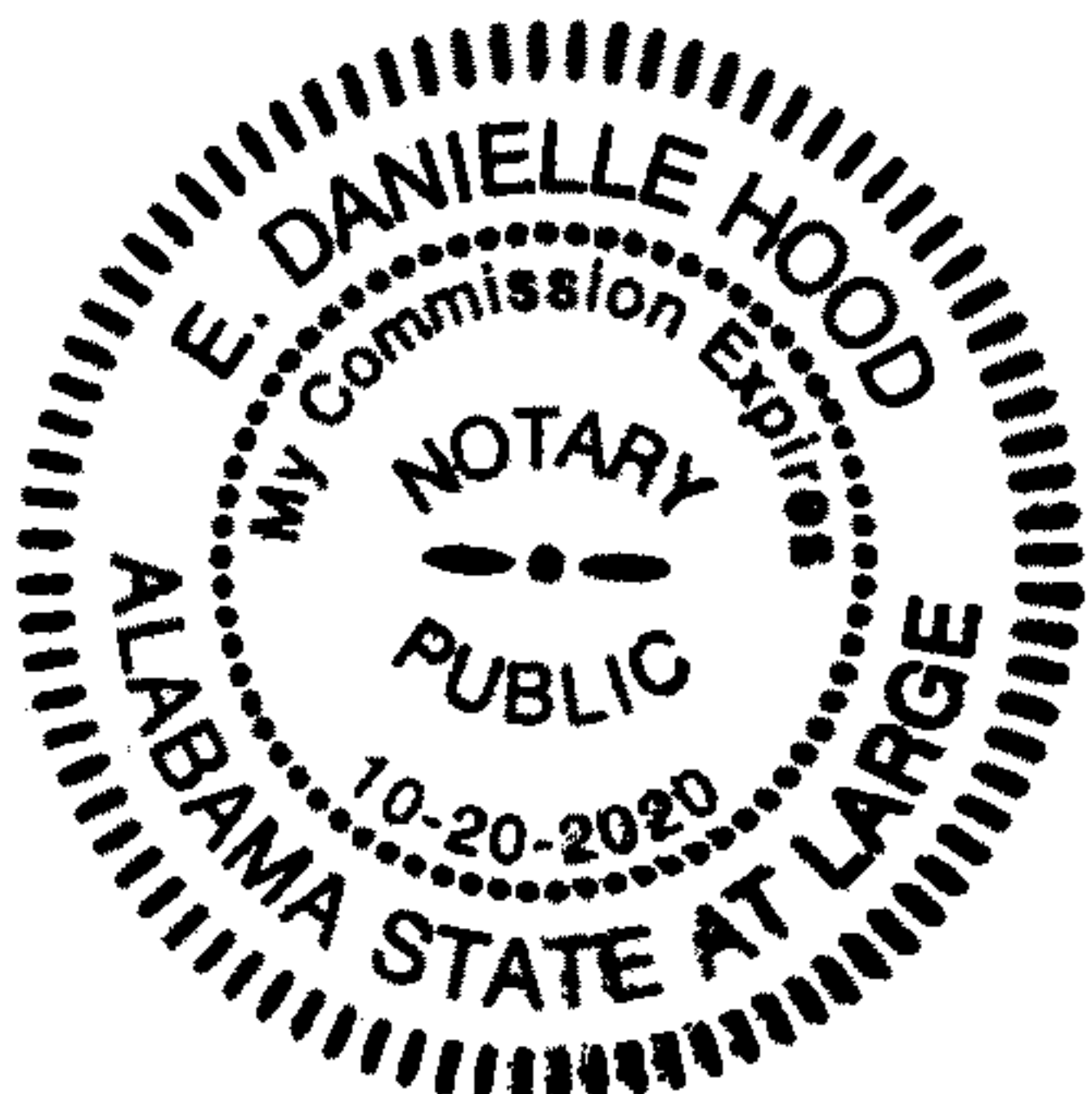
Notary Public

Print Name: Kenneth Ballard St John  
Commission Expires: 11/24/2018

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ricky P. Messer, a married man, whose name is to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 22<sup>nd</sup> day of August, 2017.



E. Danielle Hood

Notary Public

Print Name: E. Danielle Hood  
Commission Expires: 10/20/2020



# Real Estate Sales Validation Form

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

Grantor's Name LESLIE GRICK MESNER  
Mailing Address KICKEY GRICK MESNER  
224 PERTHSHIRE WAY  
PELHAM, AL 35124

Grantee's Name LESLIE GRICK MESNER  
Mailing Address 224 PERTHSHIRE WAY  
PELHAM, AL 35124

Property Address 224 PERTHSHIRE WAY  
PELHAM, AL 35124

Date of Sale 8/22/17

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 184,000

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 8/22/17

Print Courtney Snow

Unattested

Sign Courtney Snow

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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