

Re-recording to correct legal.

THIS INSTRUMENT PREPARED BY:

Victor M. Portella

Portella and Gordon LLC., Attorneys at Law

101 Tony Holmes Drive

Pelham, Alabama 35282

Shelby County, AL 07/20/2017
State of Alabama
Deed Tax: \$10.00

20170720000260610 1/4 \$34.00
Shelby Cnty Judge of Probate, AL
07/20/2017 04:06:53 PM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

20170912000332660 1/4 \$25.00
Shelby Cnty Judge of Probate, AL
09/12/2017 02:24:34 PM FILED/CERT

THE GRANTOR(S),

- Billy J Barker and Paula W Barker, a married couple

for and in consideration of: One Dollar (\$1.00) and other good and valuable consideration grants, bargains, sells, conveys and warranties to be the GRANTEES:

- Tabitha B. Anderson and Dustin B. Anderson, husband and wife, 14460 HIGHWAY 25, LOT 1, CALERA, SHELBY County, Alabama, 35040,

the following described real estate, situated in Shelby County, Alabama to wit:

Lot 1, according to the survey of Barker Family Subdivision, as recorded in Map Book 48, Page 16, in the Probate Office of Shelby County, Alabama.

Subject to existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record the Grantors hereby covenants with the Grantees that Grantors is lawfully seized in fee simple of the above granted premises and has good right to sell and convey the same; and that Grantors, executors and administrators shall warrant and defend the title unto the Grantees, their heirs and assigns against all lawful claims whatsoever.

TO HAVE AND TO HOLD, to the said grantees, Tabitha B. Anderson and Dustin B. Anderson, husband and wife, their heirs, successors and assigns forever.

And we do, for ourselves, executors, and administrators covenant with the said grantees, their heirs, successors and assigns, that We are lawfully seized in fee simple of said premises, that they are free of all encumbrances, unless otherwise noted above; that We have a good right to sell and convey the same as aforesaid; that We will, executors and administrators shall warrant and defend the same to the said grantees, theirs heirs, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, We have hereunto set our hand and seal, this 20th day of

July, 2017.

Grantor Signatures:

Dated: 7/20/2017

Billy Barker

BILLY J BARKER

14460 HIGHWAY 25, LOT 2

CALERA, ALABAMA 35040

Dated: 7-20-2017

Paula W. Barker

PAULA W BARKER

14460 HIGHWAY 25, LOT 2

CALERA, ALABAMA 35040

STATE OF ALABAMA, COUNTY OF SHELBY:

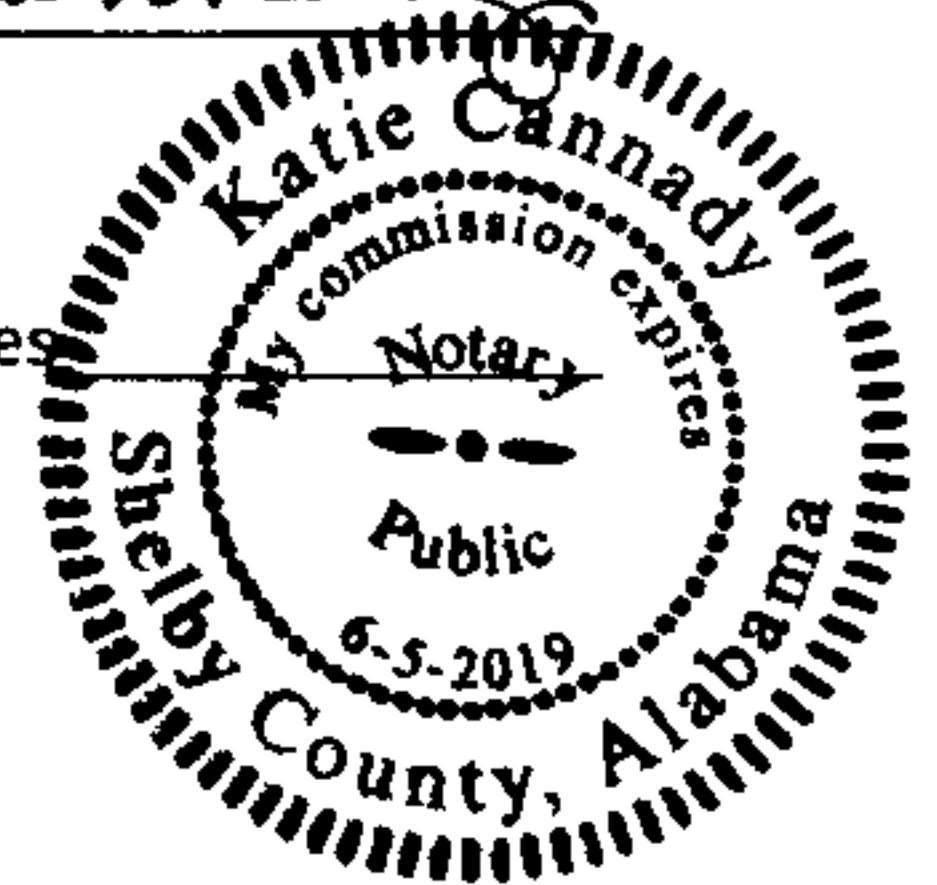
On this 20th day of July, 2017, before me, Katie Cannady, personally appeared BILLY J BARKER and PAULA W BARKER, know to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same as for the purposes therein contained.

In witness whereof I hereunto set my hand and official seal.

Katie Cannady

Notary Public

My commission expires



SEND TAX NOTICE TO:

Tabitha and Dustin Anderson

14460 Highway 25, Lot 1

Calera, Alabama 35040



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20170912000332660 3/4 \$25.00
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Map Book 48 Page 16

THE PURPOSE OF THIS SUBDIVISION
IS TO CREATE AN ADDITIONAL HOUSE SITE.

BARKER FAMILY SUBDIVISION

A FAMILY SUBDIVISION SITUATED IN THE SW 1/4 AND THE SE 1/4 OF SECTION 12,
TOWNSHIP 22 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA.
2.03 TOTAL ACREAGE OF SUBJECT PROPERTY

PREPARED FOR:
BILLY & PAULA BARKER
14460 HIGHWAY 25
CALLERA, AL 35040

PREPARED BY:
RODNEY SHIPLETT
P.O. BOX 204
COLUMBIANA, AL 35051
668-1205

TITLE OF ALABAMA
SHELBY COUNTY
JULY 11, 2017

The undersigned, Rodney Shiplett, a Licensed Land Surveyor, State of Alabama, has done and done heretofore, in conformity with the provisions of the Alabama Land Surveying Act, Chapter 22, Title 40, of the Alabama Code, 1901, as amended, and the rules and regulations of the Alabama Board of Land Surveyors, to prepare and certify the following plat of land, to-wit: A Family Subdivision situated in the SW 1/4 and the SE 1/4 of Section 12, Township 22 South, Range 2 West, Shelby County, Alabama, containing 2.03 total acreage of subject property, for the purpose of creating an additional house site. The plat is hereby certified to be correct and true to the best of my knowledge and belief, and I am not aware of any fraud or collusion in its preparation. In testimony whereof, I have hereunto set my hand and the seal of my office at Columbiana, Alabama, this 11th day of July, 2017.

By Rodney Shiplett Date 7-11-17
Surveyor
Shelby County, Alabama
No. 21784
Ex. 1111
Exp. 7/11/2021

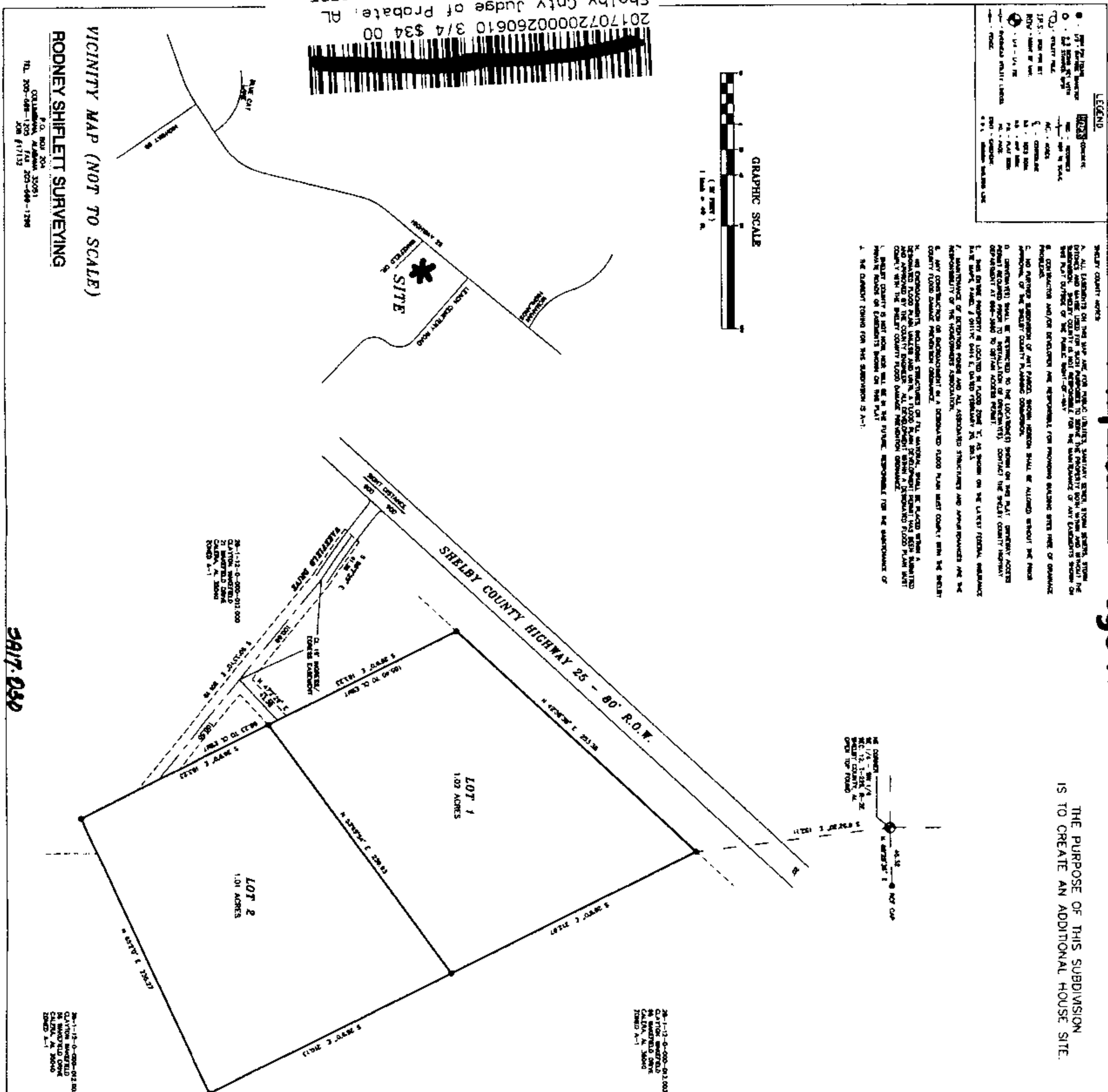
By Billy Barker Date 7/11/17
Owner
Shelby County, Alabama
No. 21784
Ex. 1111
Exp. 7/11/2021

By Paula Barker Date 7/11/17
Owner
Shelby County, Alabama
No. 21784
Ex. 1111
Exp. 7/11/2021

By Michael Little Date 11-17-2019
Witness
Shelby County, Alabama
No. 21784
Ex. 1111
Exp. 7/11/2021

By Michael Little Date 11-17-2019
Witness
Shelby County, Alabama
No. 21784
Ex. 1111
Exp. 7/11/2021

By Michael Little Date 11-17-2019
Witness
Shelby County, Alabama
No. 21784
Ex. 1111
Exp. 7/11/2021



2Y 1 12 000 012.001

Real Estate Sales Validation Form

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

Grantor's Name Billy Barker
Mailing Address 14460 Hwy 25
Calera AL 35040

Grantee's Name Tabitha Anderson
Mailing Address 14460 Hwy 25 Lot 1
Calera AL 35040

Property Address No address

Date of Sale 7-20-2017

Total Purchase Price \$

or

Actual Value

\$ 10,000

or

Assessor's Market Value \$

Split of parcel:
28-1-12-0-000 012.001

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 Tax Office

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 7/20/17

Print Paula Barker

☒ Unattested

Sign

Paula Barker

(Grantor/Grantee/Owner/Agent) circle one

(Verified by)

Form RT-1



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