

This Instrument was Prepared by:
Lois R. Ross
145 Willow Lane
Shelby, AL 35143

Send Tax Notice To: Lois R. Ross aka Lois Busby
145 Willow Lane
Shelby, AL 35143

WARRANTY DEED

State of Alabama

} Know All Men by These Presents,

Shelby County

That in consideration of the sum of **Ten Dollars and No Cents (\$10.00)** to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, I, **Lois R. Ross, a single woman** (herein referred to as GRANTOR), do grant, bargain, sell and convey unto **Lois R. Busby**, (herein referred to as GRANTEE), the following described real estate situated in Shelby, County, Alabama, to wit:

** AKA Lois Busby and aka Lois Ross*

Lot 11, in Coosa River Estates situated in the SW 1/4 of the SE 1/4 of Section 12, Township 24, Range 15 East, map of said Coosa River Estates being recorded in Map Book 4, Page 67, in the Probate Office of Shelby County, Alabama.

Subject to easements, reservations and restrictions at record.

TO HAVE AND TO HOLD, Unto the said GRANTEES, their heirs and assigns, forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEE, her heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 9th day of April, 2018.

Lois R. Ross

Lois R. Ross

State of Alabama

} General Acknowledgment

Shelby County

I, **the undersigned**, a Notary Public in and for the said County, in said State, hereby certify that **Lois R. Ross, a single woman**, whose names **is/are** signed to the foregoing conveyance, and who **is/are** known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance **he/she/they** executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 9th day of April, 2018.

Jason Ingram
Notary Public
My Commission Expires: July 13th, 2019



20180424000137210 1/2 \$20.00
Shelby Cnty Judge of Probate, AL
04/24/2018 10:37:13 AM 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 Lois R Ross
Mailing Address 145 Willow Lane
Shelby AL 35143

Grantee's Name Lois R. Busby
Mailing Address 145 Willow Lane
Shelby, AL 35143

Property Address 145 Willow Lane
Shelby, AL 35143

Date of Sale April 09, 2018
Total Purchase Price _____
or
Actual Value _____
or
Assessor's Market Value \$3,840.00

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 Assessor's Office
☐ 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 of 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 April 16, 2018

Print Jessica Pugh

Unattested

Sign Jessica Pugh
(Grantor/Grantee/Owner/Agent) circle one

(verified by)



20180424000137210 2/2 \$20.00
Shelby Cnty Judge of Probate, AL
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Form RT-1