

20200218000066240
02/18/2020 03:54:39 PM
DEEDS 1/3

Value \$133,400.00

Send tax notice to:

Betty Reynolds

6232 Bent Brook Dr.

Bessemer, AL 35022

BLD1900281

This instrument prepared by:

S. Kent Stewart

Stewart & Associates, P.C.

3595 Grandview Pkwy, #280

Birmingham, Alabama 35243

State of Alabama

County of Shelby

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **Ten and no/100 (\$10.00)**, pursuant to that certain Order filed under Case No. **58-CV-2018-9000103.00**, Shelby County, Alabama, in hand paid to the undersigned, **Betty Reynolds, a married woman, being an heir at Law of George F. Perry aka George Fletcher Perry**, whose mailing address is 6232 Bent Brook Dr., Bessemer, AL 35022 (hereinafter referred to as "Grantor"), by **Betty Reynolds, Danny David, Thomas David, Nicholas Perry** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

SE 1/4 of NE 1/4 of Section 4, Township 21, Range 4 West, situated in Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2020 AND THEREAFTER.

BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

THIS PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR NOR THEIR SPOUSE.

THE GRANTEES HEREIN ARE ALL HEIRS AT LAW OF GEORGE F. PERRY AKA GEORGE FLETCHER PERRY.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantor does for itself, its heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that they are 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 shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor, Betty Reynolds, being an heir at Law of George F. Perry aka George Fletcher Perry, has hereunto set her signature and seal on this 20th day of January, 2020.

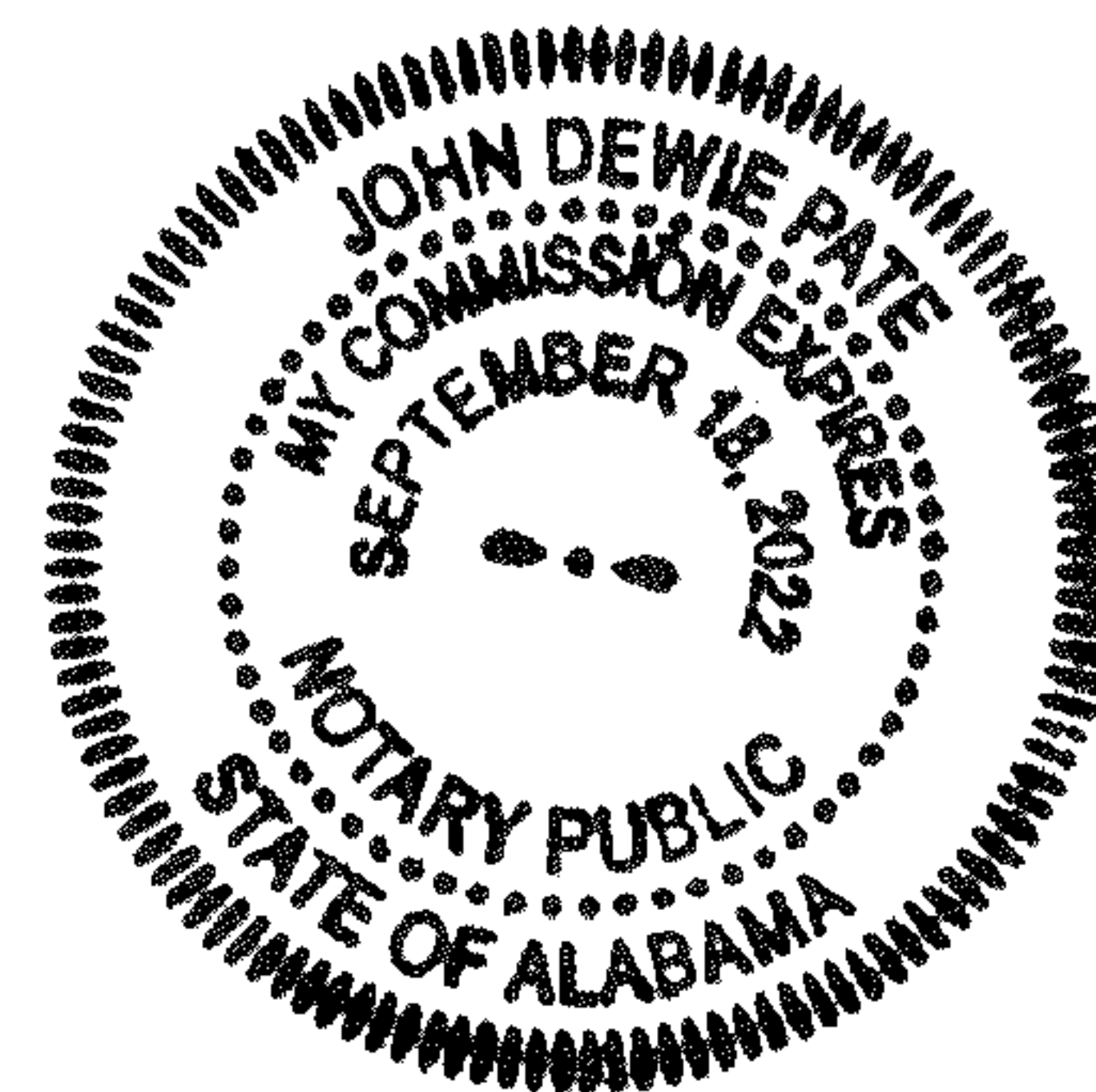
Betty Reynolds
Betty Reynolds

STATE OF ALABAMA
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Betty Reynolds, being an Heir at Law of George F. Perry aka George Fletcher Perry, whose name is signed 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/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 20th day of January, 2020.

John Dewie Pate
Notary Public
Print Name: John Dewie Pate
Commission Expires: 7-18-22



Real Estate Sales Validation Form

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

Grantor's Name Betty Reynolds
Mailing Address 6236 Bent Brook Dr.
Bessemer, AL 35022

Grantee's Name Betty Reynolds, Danny David,
Thomas David, Nicholas Perry
Mailing Address 6232 Bent Brook Dr.
Bessemer, AL 35022

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Property Address SE 1/4 of NE 1/4 of Section 4,
Township 21, Range 4 West

Date of Sale January 25, 2020

Total Purchase Price \$

or

Actual Value \$ 133,400.00

or

Assessor's Market Value \$



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/18/2020 03:54:39 PM
\$32.00 CHERRY
20200218000066240

Alicia S. Byrd

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 February 18, 2020

Print Cynthia Lawler Dudley

☐ Unattested

(verified by)

Sign

Cynthia Lawler Dudley
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1