

DEED, STATUTORY WARRANTY

THIS DEED PREPARED WITHOUT THE
BENEFIT OF A TITLE SEARCH.
NO CERTIFICATION AS TO TITLE.

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS

SHELBY COUNTY)

That for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) to the undersigned grantor(s), ELAINE B. ST. JOHN and CHARLES B. ST. JOHN, a single woman and a single man, in hand paid by the grantee, ELAINE B. ST. JOHN the receipt whereof is acknowledged the said grantor(s) do grant, bargain, sell and convey unto the said grantee, ELAINE B. ST. JOHN, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 13, according to the survey of Shire Valley Farms, as recorded in Map Book 31, Page 70 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

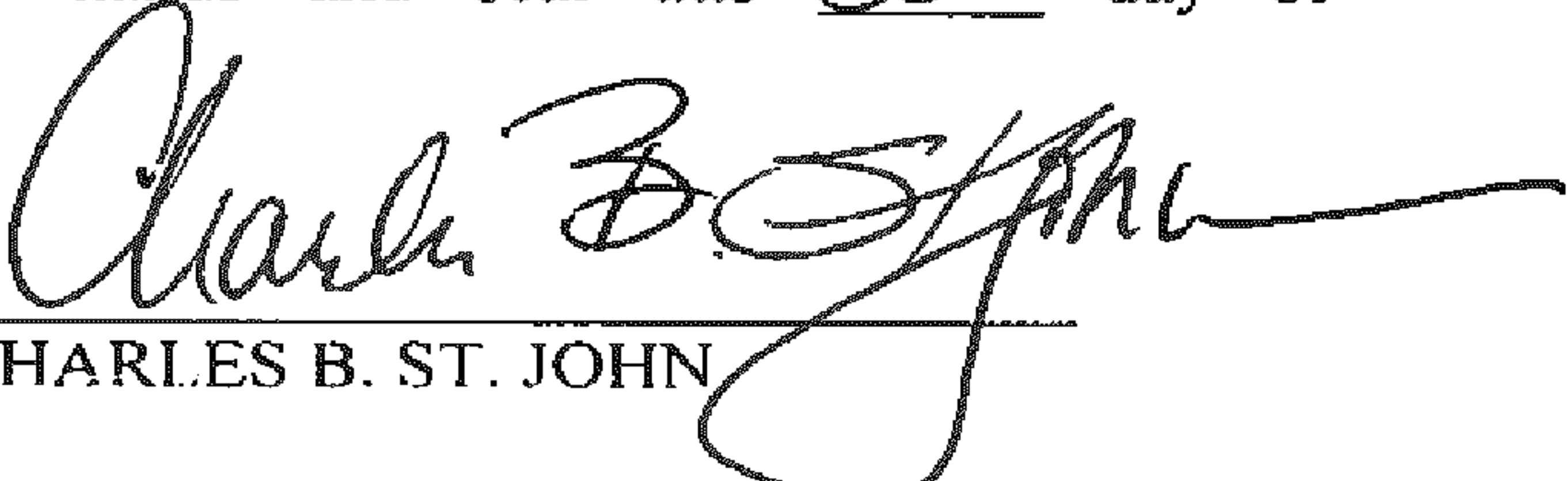
Subject to: (1) Existing easements, restrictions, reservations and rights-of-way of record. (2) All matters involving Shire Valley Farms Homeowners Association, Inc. (3) Declaration of Restrictive Covenants of Shire Valley Farms as amended; (4) Mineral and mining rights not owned by the Grantors and (5) All matters set forth on the record map.

THIS CONVEYANCE COMPLIES WITH THE TERMS OF THE FINAL JUDGMENT OF DIVORCE IN JEFFERSON COUNTY CIRCUIT COURT BEARING CASE NUMBER DR 2012-900845.00.

To have and to hold the said above described property unto the said party of the second part, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining and unto his heirs and assigns forever.

In Witness Whereof, we have hereunto set our hands and seal this 30th day of July, 20 14.


ELAINE B. ST. JOHN



CHARLES B. ST. JOHN

STATE OF ALABAMA)
Jefferson COUNTY)

I, the undersigned, a notary public in and for said County, in said State, hereby certify that CHARLES B. ST. JOHN, a single man, 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 this conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal, this 15th day of July, 20 14.

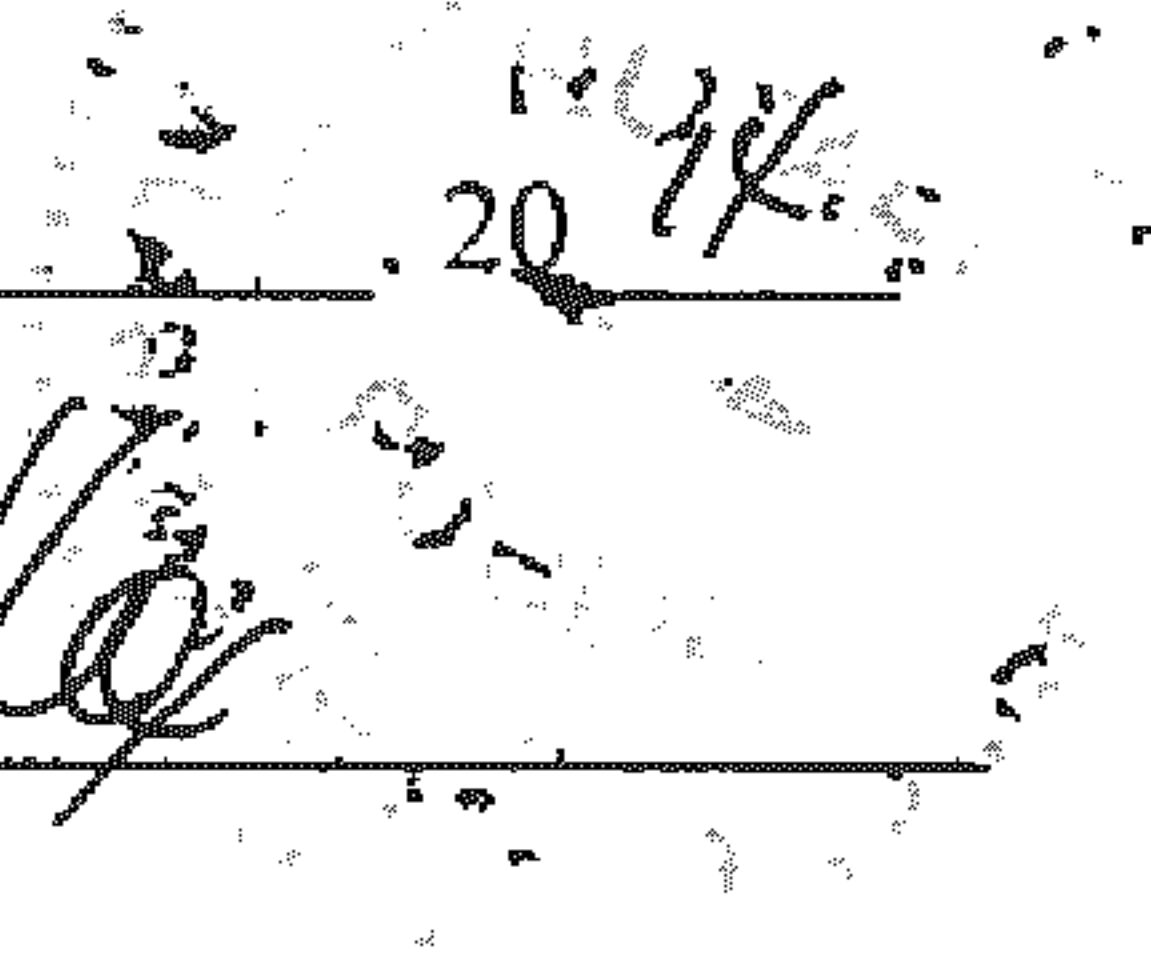
My commission expires: 01/27/18


Notary Public

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a notary public in and for said County, in said State, hereby certify that ELAINE B. ST. JOHN, a single woman, 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 this conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal, this 30th day of July, 2021.

A circular notary seal for Sallie May, Notary Public, State of Alabama, with commission number 12474. The seal is partially obscured by the signature and the date line.
Sallie May
Notary Public

My Commission Expires: 8-10-2016

THIS DEED PREPARED BY:

STEPHEN R. ARNOLD
Attorney at Law
500 Massey Building
2025 3rd Avenue North
Birmingham, Alabama 35203



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 05/24/2021 09:38:18 AM
 \$230.00 JOANN
 20210524000252550

Allen S. Beal

Real Estate Sales Validation Form

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

Grantor's Name Elaine & Charles St. John
 Mailing Address 169 Shire Valley Farms
Columbiana, AL 35051

Grantee's Name Elaine B. St. John
 Mailing Address 169 Shire Valley Farms
Columbiana, AL 35051

Property Address 169 Shire Valley Farms
Columbiana, AL 35051

Date of Sale 7/30/2014
 Total Purchase Price \$

or
 Actual Value \$

or
 1/2 Assessor's Market Value \$ 201,735.00 **

The purchase price or current assessor's market value claimed on this form can be verified in the following documentary evidence: (check one)

☐ Mortgage
☐ Bill of Sale
☐ Sales Contract

☐ Closing Statement
☒ Other ** Deed is being recorded to remove
 Charles B. St. John from title pursuant to a divorce decree.
 Consideration is 1/2 the tax value of \$403,470.00.

* The deed or other instrument of like character offered for recordation which conveys property cannot be used as documentary evidence

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.

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 being conveyed.

Actual value - if the property is not being sold, the true value of the property being conveyed. This may be evidenced by an appraisal conducted by a licensed appraiser.

Current Assessor's market value - if no proof is provided, 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.

Any person who intentionally fails to provide the proof required or presents false proof shall be subject to a penalty of \$100 or 25% of the taxes due, whichever is greater.

I hereby affirm that to the best of my knowledge and belief the information contained in this document is true and complete.

Date 7/30/2014

Print John A. Gant

Sign

John A. Gant
 (Owner / Agent) circle one