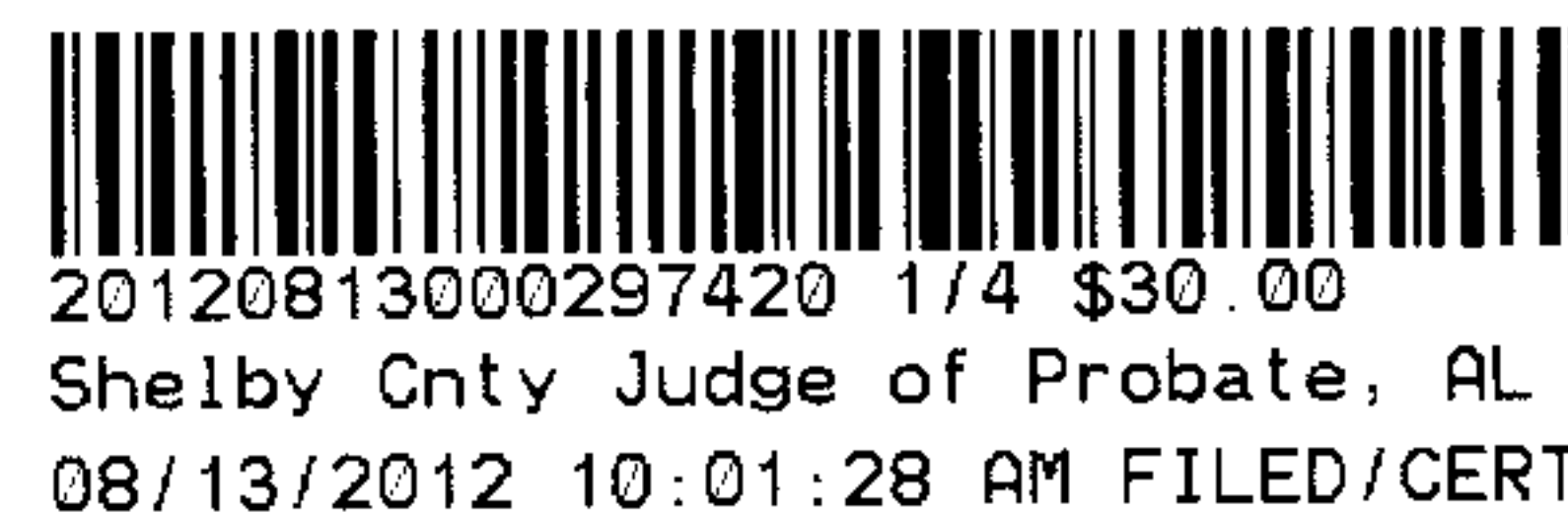


This instrument was prepared by:  
Anthony D. Snable, Attorney  
2112 11<sup>th</sup> Avenue South, Suite 528  
Birmingham, AL 35205

Send Tax Notices to:  
Barbara J. Belisle  
1617 Ashville Road  
Montevallo, AL 35115

**WARRANTY DEED**

STATE OF ALABAMA )  
  
JEFFERSON COUNTY )



KNOW ALL MEN BY THESE PRESENTS:

That in consideration of EIGHTY NINE THOUSAND AND NO/100 DOLLARS (\$89,000.00) to the undersigned grantor(s) (whether one or more); in hand paid by the grantee herein, the receipt and sufficiency of which is hereby acknowledged, I or we, Louise Owens, an unmarried woman, (herein referred to as grantor(s), whether one or more), grant, bargain, sell and convey unto Barbara J. Belisle, (hereinafter referred to as grantee(s), whether one or more), the following described real estate situated in Shelby County, Alabama to-wit:

FOR LEGAL DESCRIPTION SEE EXHIBIT "A." ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE:

SUBJECT TO:

1. Advalorem taxes for the current tax year.
2. Easements, restrictions, reservations and conditions of record.

Louise Owens the grantor herein is the surviving grantee of those certain deeds recorded in the Probate Office of Shelby County, Alabama in Instrument No. 1999-21026 and Book 213, Page 80 with the other grantee, Decell Owens having died on the 24<sup>th</sup> day of March, 2009.


\$80,100.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their 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 stated 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, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/(we) the undersigned hereunto set my (our) hand(s) and seal(s) this 10<sup>th</sup> day of August, 2012.

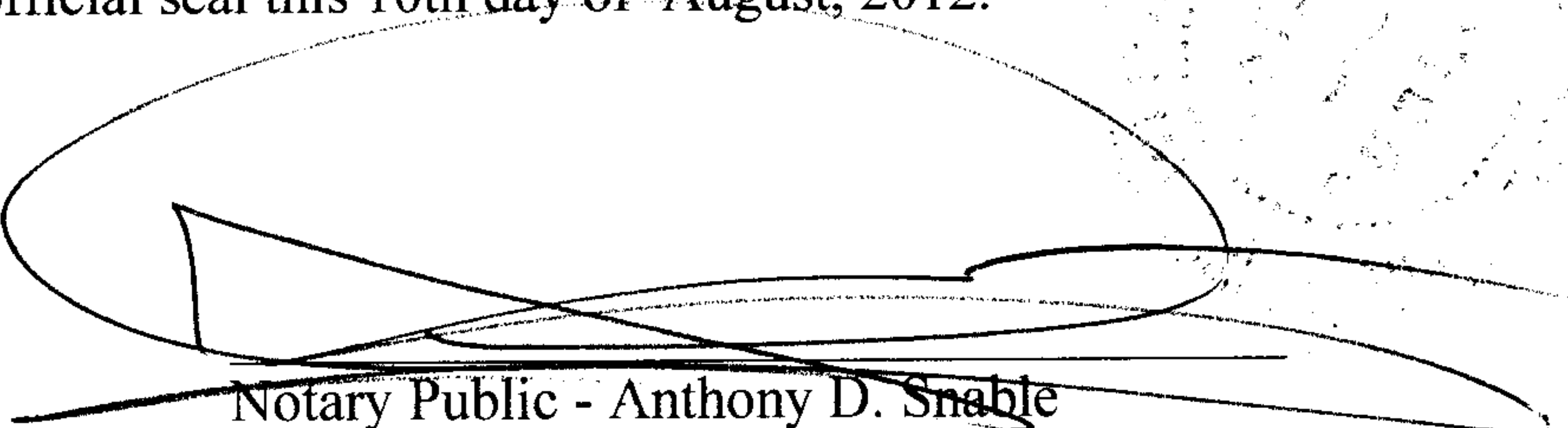
  
\_\_\_\_\_(SEAL)  
Louise Owens

STATE OF ALABAMA )


SHELBY COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Louise Owens, an unmarried woman, whose name(s) (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 10th day of August, 2012.

  
Notary Public - Anthony D. Snable

My commission expires: 11/10/15

  
20120813000297420 2/4 \$30.00  
Shelby Cnty Judge of Probate, AL  
08/13/2012 10:01:28 AM FILED/CERT

## EXHIBIT "A"

### Parcel I

Commence at the intersection of south line of the north  $\frac{1}{2}$  of the Northwest  $\frac{1}{4}$  of Section 21, Township 22 South, Range 3 West and the West R/W of Alabama Highway No. 119; thence run North along the West R/W for 200.00 feet to the point of beginning; thence continue North along the last described course for 45.12 feet; thence turn an angle to the left of  $89^{\circ}48'12''$  and run West for 149.79 feet; thence turn an angle to the left of  $89^{\circ}59'43''$  and run South for 44.20 feet; thence turn an angle to the left of  $89^{\circ}39'07''$  and run East for 149.96 feet to the point of beginning. Situated in Shelby County, Alabama.

### Parcel II

Beginning at a point where the west right of way line of Montevallo and Siluria Public Road crosses the South line of Northeast  $\frac{1}{4}$  of Northwest  $\frac{1}{4}$  of Section 21, Township 22, Range 3 West and run along said road North  $3^{\circ}10'$  West 100 feet to the point of beginning of the lot herein conveyed; thence continue in the same direction along said road a distance of 100 feet; thence West and perpendicular to said road a distance of 150 feet; thence south and parallel with said road a distance of 100 feet; thence east and perpendicular to said road, a distance of 150 feet to a point of beginning. Situated in Shelby County, Alabama.



20120813000297420 3/4 \$30.00  
Shelby Cnty Judge of Probate, AL  
08/13/2012 10:01:28 AM FILED/CERT

Shelby County, AL 08/13/2012  
State of Alabama  
Deed Tax: \$9.00

*LO*



### Real Estate Sales Validation Form

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

Grantor's Name Louise Owens Grantee's Name Robert J. Belisle  
Mailing Address c/o Anthony D. Snoble, Attorney Mailing Address 1617 Ashville Rd.  
412 11th Ave. S. Monteville, AL 35115  
Birmingham, AL 35205  
Property Address 1617 Ashville Rd. Date of Sale 8-10-12  
Monteville, AL Total Purchase Price \$ 89,000.00  
35115 or  
Actual Value \$  
or  
Assessor's Market Value \$

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  
☒ 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 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 8-10-12

Unattested

(verified by)

Print Anthony D. Snoble, Attorney

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1