

This instrument was prepared by:
Michael T. Atchison, Attorney at Law, Inc.
101 West College
Columbiana, AL 35051

Send Tax Notice To: Tracie Cranmer
2613 Hwy 55
Wiltsville, AL 35186

WARRANTY DEED

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

20120919000356860 1/3 \$41.00
Shelby Cnty Judge of Probate, AL
09/19/2012 11:46:57 AM FILED/CERT

That in consideration of Twenty Three Thousand dollars and Zero cents (\$23,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Terry L. Borden a single man, Michelle Borden, a single woman (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Tracie Cranmer (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

Subject to taxes for 2012 and subsequent years, easements, restrictions, rights of way, and permits of record.

\$0.00 of the above recited consideration was paid from a mortgage recorded simultaneously herewith.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR(S), OR OF HIS/HER/THEIR RESPECTIVE SPOUSES.

TO HAVE AND 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 the said GRANTEES, 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 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 14th day of September, 2012.

_____	(SEAL)	<u>Terry L. Borden</u>	(SEAL)
_____	(SEAL)	<u>Michelle Borden</u>	(SEAL)
_____	(SEAL)	_____	(SEAL)
		_____	(SEAL)

STATE OF ALABAMA

}

General Acknowledgment

COUNTY SHELBY

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify that Terry L. Borden and Michelle Borden whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14th day September, 2012.

My Commission Expires: 10-16-12

[Signature]
Notary Public

MICHAEL T. ATCHISON
NOTARY PUBLIC
ALABAMA STATE AT LARGE
COMMISSION EXPIRES 10/16/2012

Shelby County, AL 09/19/2012
State of Alabama
Deed Tax: \$23.00

EXHIBIT A

LOT 2:

Commence at the SE corner of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 10, Township 21 South, Range 1 East, Shelby County, Alabama; thence North 00 degrees 00 minutes 00 seconds East a distance of 548.50 feet; thence North 89 degrees 10 minutes 13 seconds West, a distance of 1078.12 to the POINT OF BEGINNING; thence continue along the last described course, a distance of 218.95 feet to a point on the easterly R.O.W. line of Shelby County Highway #7, (80' R.O.W.); thence North 00 degrees 43 minutes 20 seconds West and along said R.O.W. line, a distance of 198.42 feet; thence South 89 degrees 10 minutes 13 seconds East and leaving said R.O.W. line, a distance of 221.45 feet; thence South 00 degrees 00 minutes 00 seconds East, a distance of 198.37 feet to the POINT OF BEGINNING.

According to the survey of Rodney Shiflett, dated August 27, 2012.



20120919000356860 2/3 \$41.00
Shelby Cnty Judge of Probate, AL
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Real Estate Sales Validation Form

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

Grantor's Name	<u>Terry L. Borden</u>	Grantee's Name	<u>Tracie Cranmer</u>
Mailing Address	<u>378 CAMDEN COVE</u>	Mailing Address	<u>2613 Hwy 55</u>
	<u>+ CALEA, AL</u>		<u>WILSONVILLE AL 35186</u>
	<u>35040</u>		
Property Address	<u>1898 Co Rd 7</u>	Date of Sale	<u>9-14-12</u>
	<u>Wilsonville AL</u>	Total Purchase Price \$	<u>23,000.00</u>
	<u>35186</u>	Or	
		Actual Value \$	
		Or	
		Assessors 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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input checked="" type="checkbox"/> 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 recording.

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 evidence 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 estimated 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, Section 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, Section 40-22-1 (h).

Date 9-14-12

Print Terry L. Borden

☐ Unattested
(verified by)

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

