


VALUE: _____

SEND TAX NOTICE TO:

William Paul Eastis

This instrument was prepared by:
WALLACE, ELLIS, FOWLER & HEAD
P. O. Box 587
Columbiana, AL 35051


20121001000372370 1/2 \$115.50
Shelby Cnty Judge of Probate, AL
10/01/2012 11:01:13 AM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

Shelby County, AL 10/01/2012
State of Alabama
Deed Tax: \$100.50

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One and no/100 Dollar (\$1.00) and Love and Affection to the undersigned Grantors, in hand paid by the Grantee herein, the receipt whereof is acknowledged, we, **William M. Eastis** and wife, **Lucille F. Eastis** (herein referred to as Grantors), grant, bargain, sell, and convey unto **William Paul Eastis** (herein referred to as Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

The South One-Half of the North One-Half of the SW 1/4 of Section 7, Township 21,
Range 2 East, containing 40 acres, more or less.

(Description supplied by parties. No verification of title or compliance with governmental requirements has been made by preparer of deed.)

TO HAVE AND TO HOLD to the said Grantee, his heirs and assigns forever.

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

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 15th day of ~~March~~, 2011.
April 15th

William M Eastis (SEAL)
William M. Eastis

Lucille F. Eastis (SEAL)
Lucille F. Eastis

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **William M. Eastis** and wife, **Lucille F. Eastis**, 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 15th day of April 2011. RF.

Kimi R. Foster
Notary Public

Real Estate Sales Validation Form

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

Grantor's Name WILLIAM M EASTIS
Mailing Address 1080 HEBB ROAD
WILSONVILLE AL 35186

Grantee's Name WILLIAM P. EASTIS
Mailing Address 5248 BALBOA AVENUE
PINSON AL 35126

Property Address NONE

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 100,400.00

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
☐ Sales Contract
☐ Closing Statement
☒ Appraisal
☒ Other Tax Assessment

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 10-1-12

Print WILLIAM P EASTIS

☐ Unattested

Sign William P. Eastis

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

