

46369
Shelby

THIS INSTRUMENT WAS PREPARED BY:

ALAN C. KEITH, ATTORNEY AT LAW
2100 LYNNGATE DRIVE
BIRMINGHAM, ALABAMA 35216

Send tax notice to:
William Benjamin Williams
3016 Spruce Drive
Helena, AL 35080

WARRANTY DEED

STATE OF ALABAMA
Jefferson COUNTY

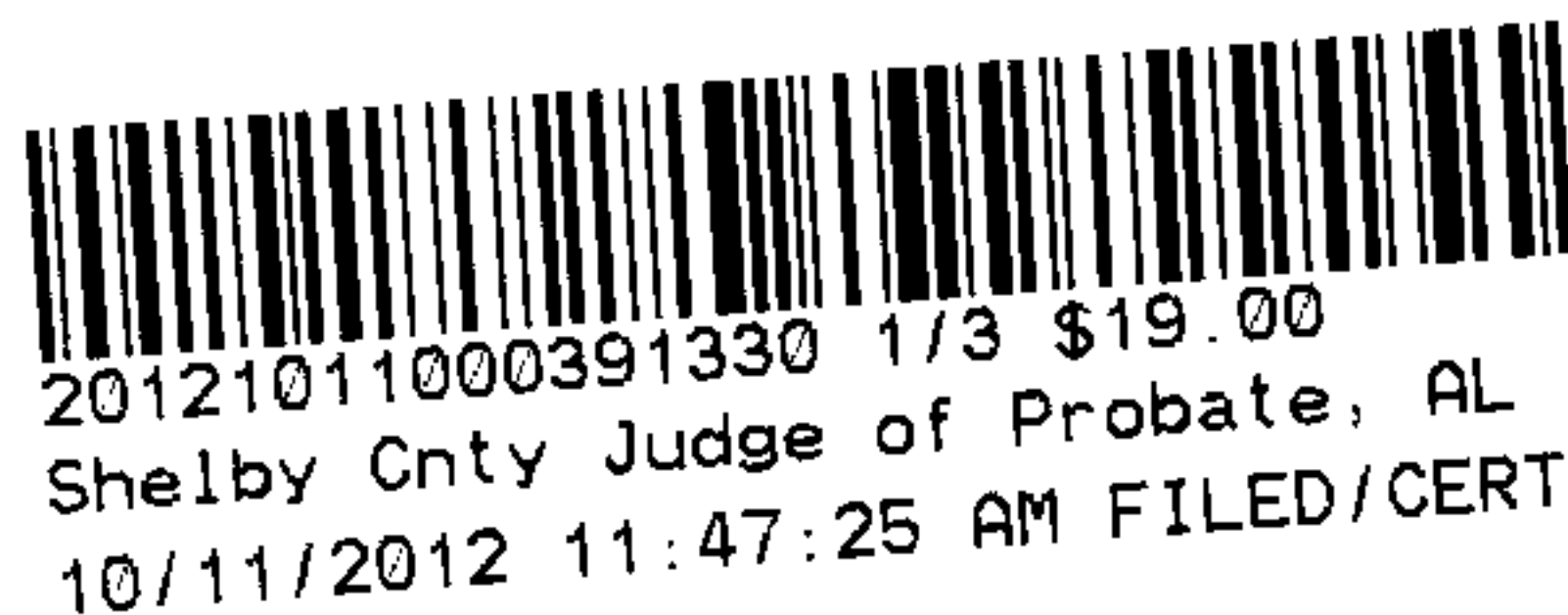
KNOW ALL MEN BY THESE PRESENTS,

Source of Title Deed Book 2001, page 190040 + 2008, page 301970

That in consideration of Ten (\$10.00) Dollars to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I, William Benjamin Williams aka Ben Williams aka William B. Williams, a single man (herein referred to as grantors) do grant, bargain, sell and convey unto William Benjamin Williams, a single man (herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama to-wit:

Lot 21, according to the Survey of Royal Pines Phase II, as recorded in Map Book 15, Page 19, in the Probate Office of Shelby County, Alabama.

The purpose of this deed is the change the name of the vested title owner.



Subject to all rights of way, easements, covenants, mineral and mining rights, and restrictions of record.
Subject to current year ad valorem taxes, which are not yet due and payable.

TO HAVE AND TO HOLD to the said GRANTEE.

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

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s), this October 1, 2012.

WITNESS:

_____(SEAL)

William Benjamin Williams AKA
Ben Williams AKA
William B. Williams (SEAL)
William Benjamin Williams aka Ben Williams aka William B. Williams, a single man

_____(SEAL)

_____(SEAL)

STATE OF ALABAMA
Jefferson COUNTY

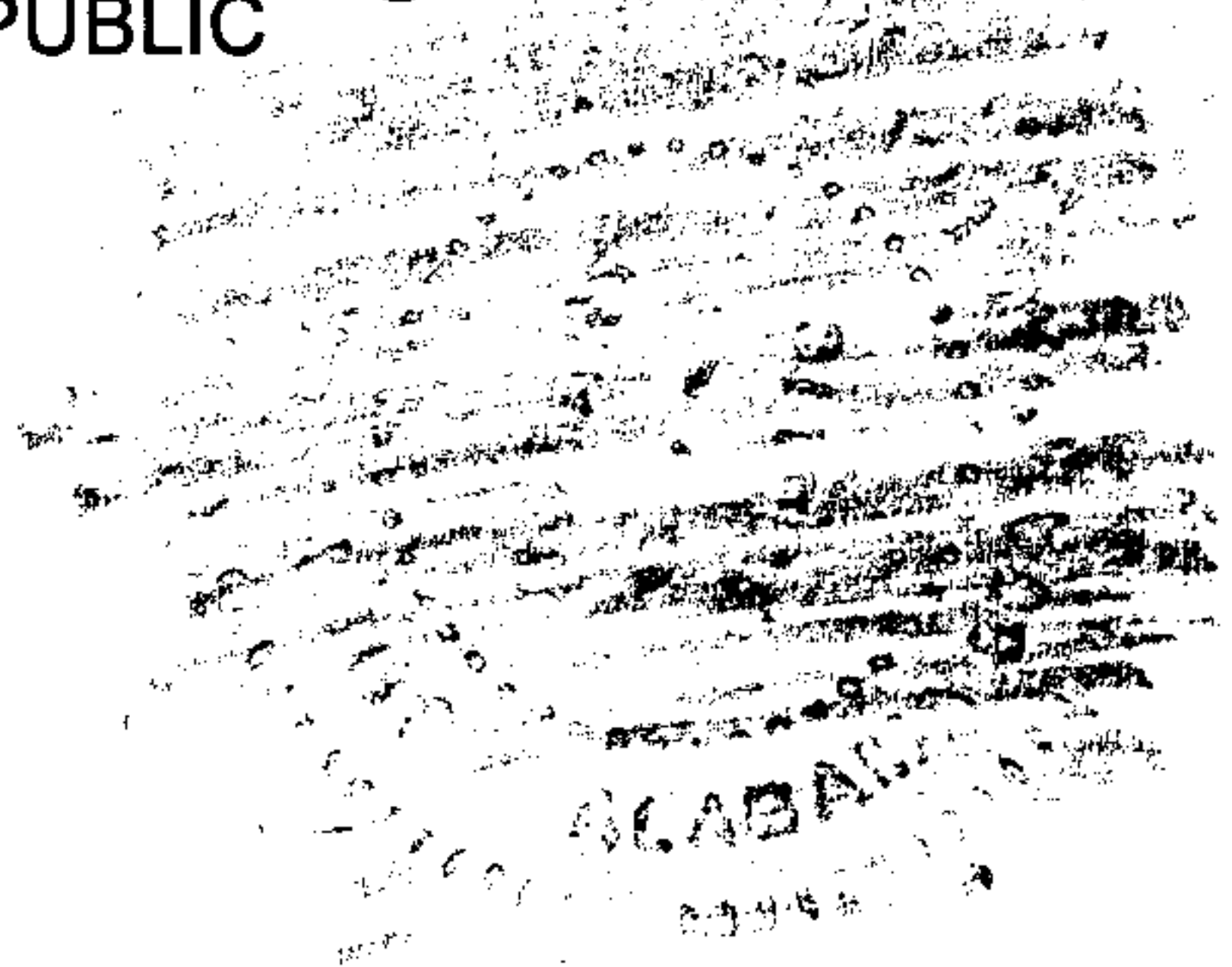
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William Benjamin Williams aka Ben Williams aka William B. Williams, a single man, whose name(s) is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on October 1, 2012.

My commission expires:

Jan 19th 2014

Julie C. Cason
NOTARY PUBLIC



44369
Shelby

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 Benjamin Williams Grantee's Name William Benjamin Williams
Mailing Address 3016 Spruce Dr Mailing Address 3016 Spruce Dr
Helena, AL 35080 Helena, AL 35080

Property Address 3016 Spruce Dr
Helena, AL 35080

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ 181,900.00

or
Assessor's Market Value \$ _____



20121011000391330 2/3 \$19.00
Shelby Cnty Judge of Probate, AL
10/11/2012 11:47:25 AM FILED/CERT

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 10-1-12

Print William Benjamin Williams

Unattested

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

(verified by)

Form RT-1

Grantor's Name: Ben Williams
Address: 3016 Spruce Dr
Helena, AL 35080


20121011000391330 3/3 \$19.00
Shelby Cnty Judge of Probate, AL
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Grantor's Name: William B. Williams
Address: 3016 Spruce Dr
Helena, AL 35080