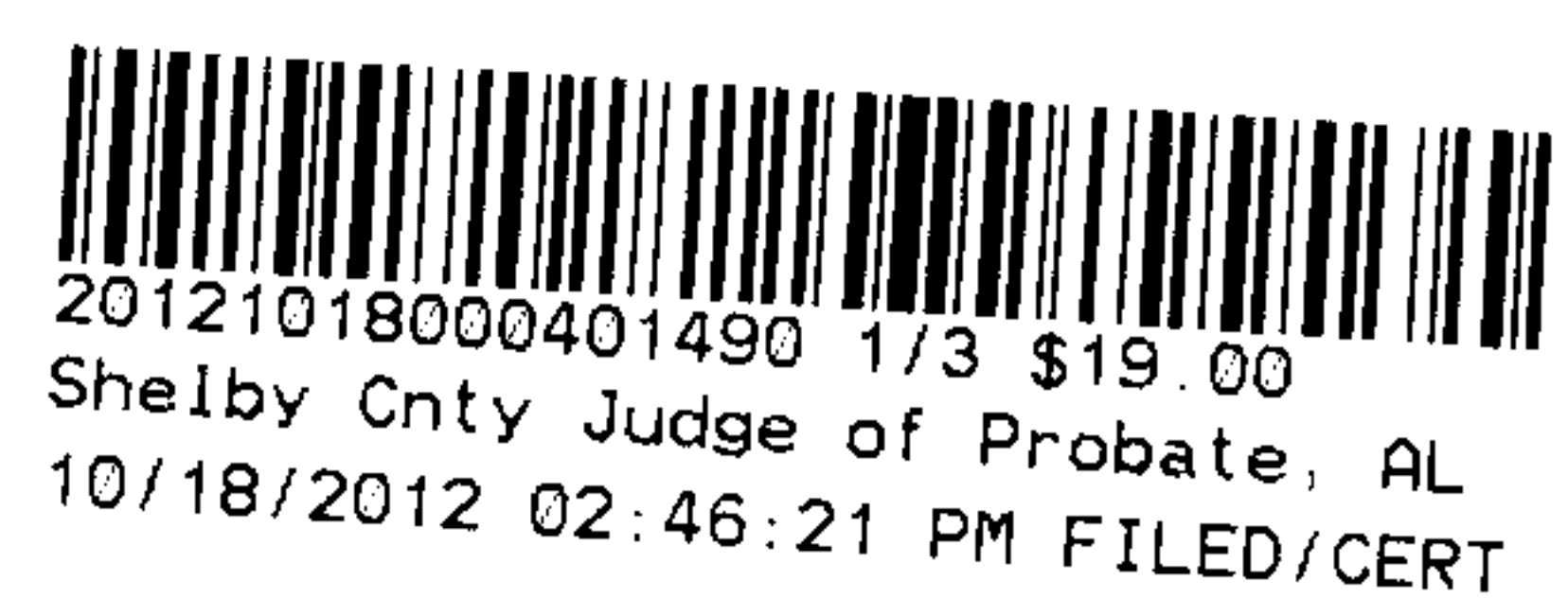


46364
Shelby

THIS INSTRUMENT WAS PREPARED BY:

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

Send tax notice to:
Sheryl Lemons
1818 Highway 57
Vincent, AL 35178



WARRANTY DEED

STATE OF ALABAMA
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

Source of Title Deed Book 2002, page 495280

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, Sheryl Osbon Lemons aka Sheryl Osbon, a single woman (herein referred to as grantors) do grant, bargain, sell and convey unto Sheryl Lemons, a single woman (herein referred to as GRANTEE) the following described real estate situated in SHELBY County, Alabama to-wit:

See Exhibit A attached hereto for legal description.

The purpose of this deed is to modify the name of the vested title owner to her preferred name.

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 9th, 2012.

WITNESS:

_____(SEAL)

Sheryl Osbon Lemons
aka Sheryl Osbon (SEAL)
Sheryl Osbon Lemons aka Sheryl Osbon

_____(SEAL)

_____(SEAL)

STATE OF ALABAMA
Shelby COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Sheryl Osbon Lemons aka Sheryl Osbon, a single woman, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on October 9th, 2012.

My commission expires: 4/25/16

Cynthia Livingston

NOTARY PUBLIC
Cynthia Livingston

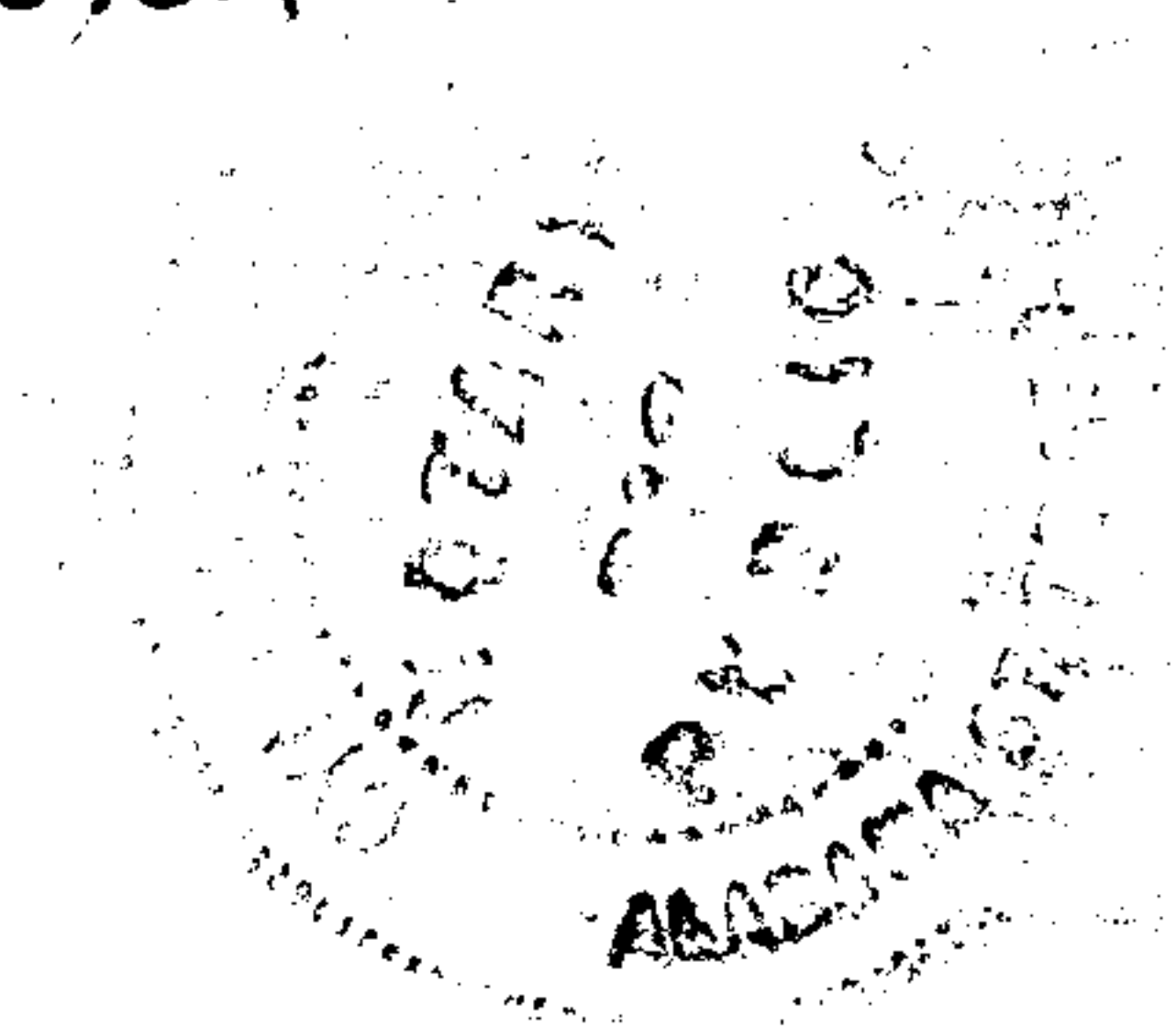


Exhibit A

A parcel of land in the NW 1/4 of the NW 1/4 of Section 26 and in the SW 1/4 of the SW 1/4 of Section 23, Township 18 South, Range 2 East, Shelby County, Alabama; described as follows; Begin at the Northeast corner of the NW 1/4 of the NW 1/4 of Section 26, thence run South along the East 1/4-1/4 line 550.00 feet; thence North 87 degrees 23 minutes 00 seconds West 925.87 feet to a point on the East right of way of Shelby County, Alabama Highway #57; thence run North 29 degrees 31 minutes 00 seconds East 604.64 feet along a chord on a curve of said highway; thence run North 04 degrees 51 minutes 05 seconds East 249.40 feet along a chord on a curve of said highway; thence run North 89 degrees 39 minutes 05 seconds East 620.00 feet to a point on the East line of the SW 1/4 of the SW 1/4 of said Section 23, thence run South 02 degrees 11 minutes 05 seconds West 274.50 feet to the point of beginning.



20121018000401490 2/3 \$19.00
Shelby Cnty Judge of Probate, AL
10/18/2012 02:46:21 PM FILED/CERT

SL

42366
Suln

Real Estate Sales Validation Form

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

Grantor's Name Sheryl Osbon Lemons
Mailing Address 1818 Hwy 57
Vincent, AL 35178

Grantee's Name Sheryl Lemons
Mailing Address 1818 Hwy 57
Vincent, AL 35178

Property Address 1818 Hwy 57
Vincent, AL 35178

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 92,130.⁰⁰

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 Assessor

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 to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons 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 10-9-12

Print Sheryl Lemons

☐ Unattested

Signature Sheryl Lemons
(Grantor/Grantee/Owner/Agent) circle one

(verified by)

