

This Instrument Prepared by
Rose Marie Teasley
233 1710 Tradewinds Circle
Alabaster, AL 35007

Send Tax Notice To
Rose Marie Teasley
233 1710 Tradewinds Circle
Alabaster, AL 35007

Warranty Deed

State of Alabama
County of Shelby

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of One Thousand and 00/100s Dollars (\$1,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged, I or we, Jimmy A. Teasley and wife, Rose Marie Teasley (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Rose Marie Teasley, (herein referred to as grantee, the following described real estate, situated in Shelby County, Alabama to wit:

Lot 60-A, according to a Resurvey of Lots 56, 57, 58, 59 and 60 of Portsouth Third Sector, except the Easterly 10 feet thereof, as recorded in Map Book 7, Page 167, in the Probate Office of Shelby County, Alabama.

To Have and To Hold to the said grantees, their heirs and assigns, forever. And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with 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 stated above; that I (we) have a good right to sell and convey the same 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 persons.

13 IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 13 day of Nov, 2012.

Jimmy A Teasley

Jimmy A Teasley
Jimmy A. Teasley

Rose Marie Teasley

Rose Marie Teasley
Rose Marie Teasley

State of Alabama
County of

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that Jimmy A. Teasley and Rose Marie Teasley, whose name(s) 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 this conveyance, they executed the same voluntarily.

Witness my hand and official seal in the county and state aforesaid this the 13 day of Nov, 2012.

My Commission Expires:

MY COMMISSION EXPIRES September 30, 2015

(Seal)

[Signature]
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 Jimmy Teasley
Mailing Address 233 Tradewinds Cir.
Alabaster, AL
35007

Grantee's Name Rose Marie Teasley
Mailing Address 233 TRADEWINDS CIR
ALABASTER AL
35007

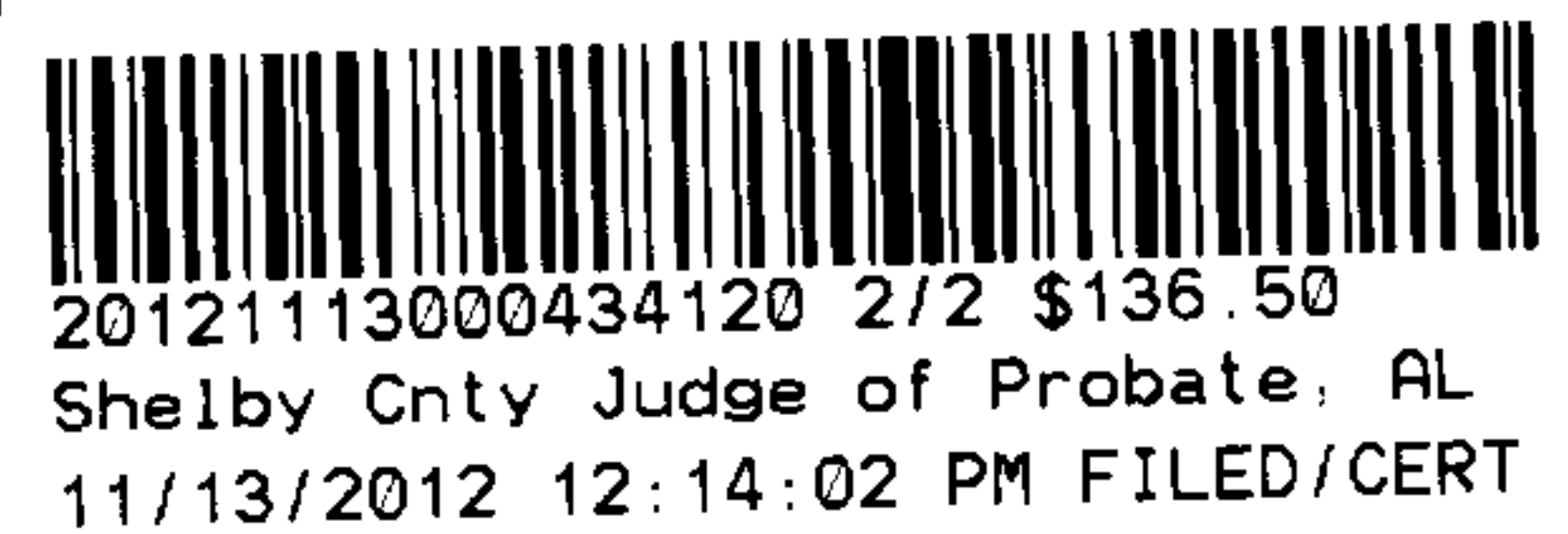
Property Address 233 Tradewinds Cir.
Alabaster, AL
35007

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 121,200.

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



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 11/13/12

Print _____

☒ Unattested

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

(Pam King)

Form RT-1