

Send Tax Notice to:
Jennifer Lowe Berry
1520 Shelby Forest Lane
Chelsea, AL 35043

This instrument was prepared by
(Name) WALLACE, ELLIS, FOWLER, HEAD & JUSTICE, ATTORNEYS AT LAW
(Address) COLUMBIANA, ALABAMA 35051

STATUTORY WARRANTY DEED


20130207000055560 1/3 \$104.50
Shelby Cnty Judge of Probate, AL
02/07/2013 12:28:40 PM FILED/CERT

STATE OF ALABAMA)
SHELBY COUNTY) KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **Execution of Divorce Agreement, One and no/100 Dollars (\$1.00)**, and other good and valuable consideration, to the undersigned grantors, in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, I or We, **James E. Berry and wife, Jennifer Lowe Berry**, (herein referred to as grantor), do grant, bargain, sell and convey unto **Jennifer Lowe Berry** (herein referred to as GRANTEE), the following described real estate situated in **SHELBY** County, Alabama to-wit:

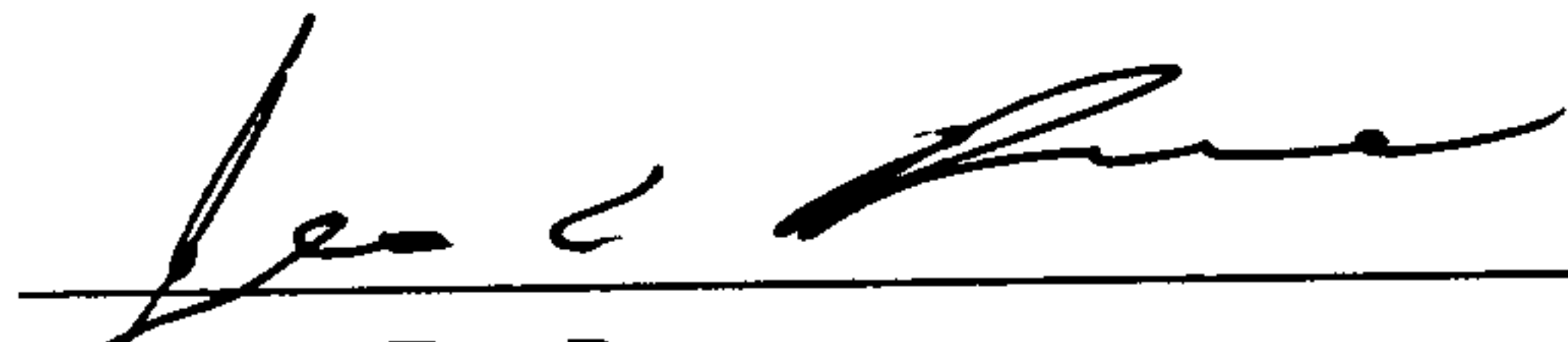
Lot 419-A, according to the Survey of Shelby Forest Estates Resurvey No 1 as recorded in Map Book 27, Page 64, in the Probate Office of Shelby County, Alabama.

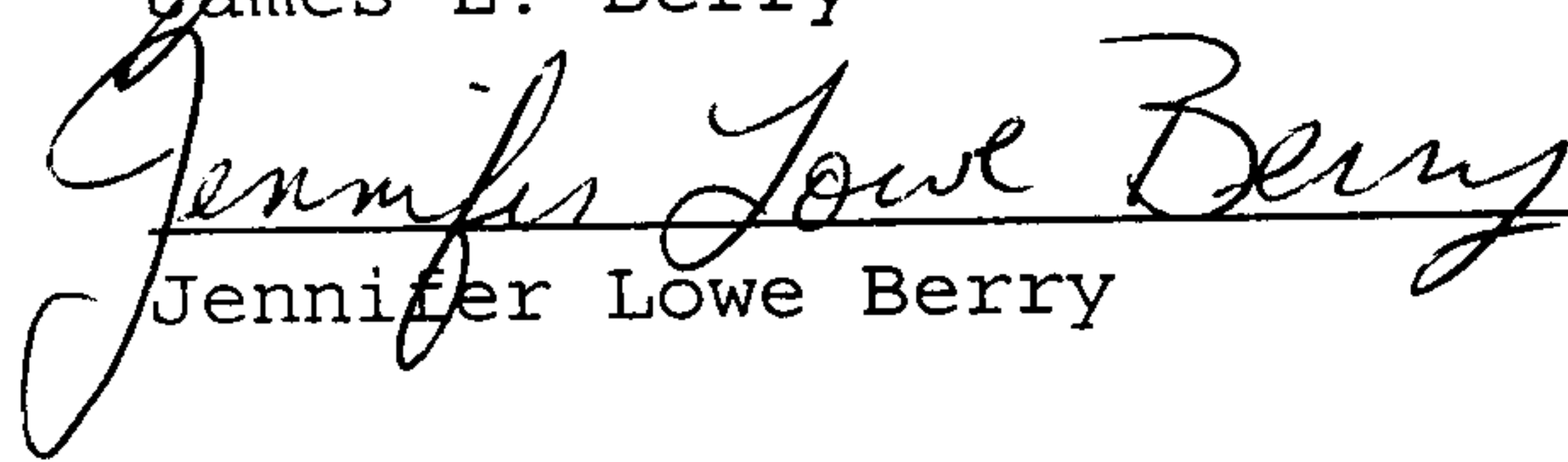
Subject to outstanding mortgage(s)

Jennifer Lowe Berry is one and the same person as Jennifer Berry, as shown in Deed recorded as Instrument No. 20060509000219250, Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD to the said GRANTEE, her heirs and assigns forever.

IN WITNESS WHEREOF, I or We have hereunto set our hand(s) and seal(s) this 15th day of October, 2012.


James E. Berry


Jennifer Lowe Berry

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **James E. Berry**, whose name 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.

Shelby County, AL 02/07/2013
State of Alabama
Deed Tax: \$86.50

Given under my hand and official seal this 15 day of October
2012.

Kim M. Foster

Notary Public

My commission Expires: 12-28-14

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Jennifer Lowe Berry**, whose name 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 this 28th day of September
2012.

Judy R. Davis

Notary Public

My commission Expires: 10/1/2014



20130207000055560 2/3 \$104.50
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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 James E. Berry
Mailing Address 425 Kensington Manor Drive
Calera, AL 35040

Grantee's Name Jennifer Lowe Berry
Mailing Address 1520 Shelby Forest Lane
Chelsea, AL 35043

Property Address 1520 Shelby Forest Lane
Chelsea, AL 35043

Date of Sale 10/15/12

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$ 172,700[±]

\$ 86,350.00

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 Notice

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.



20130207000055560 3/3 \$104.50
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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 2-7-13

Sign Jennifer Lowe Berry
(Grantor/Grantee/Owner/Agent) circle one

Print Jennifer Lowe Berry

☐ Unattested

(Verified by)