

46702
Shelby

20130208000057900 1/2 \$228.00
Shelby Cnty Judge of Probate, AL
02/08/2013 01:39:35 PM FILED/CERT

THIS INSTRUMENT WAS PREPARED BY:

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

Send tax notice to:
Anita Allred Atkinson
4016 Bent River Lane
Birmingham, AL 35216

WARRANTY DEED

STATE OF ALABAMA
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

Source of title Deed Book 2010, page 37480.

That in consideration of Ten and 00/100 (\$10.00) Dollars to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Anita Bray Atkinson fka Anita L. Bray aka Anita Allred Bray and Charles Lesley Atkinson, wife and husband (herein referred to as grantors) do grant, bargain, sell and convey unto Anita Allred Atkinson, a married woman (herein referred to as GRANTEE) the following described real estate situated in JEFFERSON County, Alabama to-wit:

Lot 5, according to the survey of Bent River Commons, 1st Sector, as recorded in Map Book 20 page 76 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

The purpose of this deed is to change and correct the style of 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 January 26, 2013

_____(SEAL)

_____(SEAL)

Anita Bray Atkinson (SEAL)
Anita Bray Atkinson fka Anita L. Bray
aka Anita Allred Bray
Charles Lesley Atkinson (SEAL)
Charles Lesley Atkinson

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Anita Bray Atkinson fka Anita L. Bray aka Anita Allred Bray and Charles Lesley Atkinson, wife and husband, 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 the conveyance, they executed the same voluntarily on the day the same bears date.
Given under my hand and official seal on January 26, 2013

My commission expires: JAN 19th 2014

Julie Coover
NOTARY PUBLIC

Shelby County, AL 02/08/2013
State of Alabama
Deed Tax: \$213.00

Real Estate Sales Validation Form

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

Grantor's Name Anita Bray Atkinson
Mailing Address 4016 Bent River Lane
Birmingham AL 35216

Grantee's Name Anita Allred Atkinson
Mailing Address 4016 Bent River Lane
Birmingham AL 35216

Property Address 4016 Bent River Lane Date of Sale _____
Birmingham AL Total Purchase Price \$ _____
35216 or
Actual Value \$ _____
or
Assessor's Market Value \$ 213,000.00

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 ☐ Appraisal
☐ Sales Contract ☒ Other Tax Assessor
☐ 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 in property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest in property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest in 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, including 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 correct. 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).

Print Anita Allred Atkinson

Sign Anita Allred Atkinson

(Grantor/Grantee/Owner/Agent) circle one

☐ Unattested

(verified by)

Form RT-1

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