

Prepared by:
Latham, Huntley &
Associates, LLC
PO Box 1319
Clanton, Al. 35046
Grantee address:

77 Port Paine
Shelby, Al 35143

STATE OF ALABAMA

CHILTON COUNTY

THIS SPACE IS FOR RECORDING DATA ONLY

KNOW ALL MEN BY THESE PRESENTS THAT IN CONSIDERATION OF **Ten Thousand Dollars and no/100 (\$10,000.00)**, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or **Ginny Davis Skelton a married woman** (herein referred to as grantors, whether one or more), grant, bargain, sell and convey unto **Roy T. Binkerd** (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama:

31 1/2 feet of uniform width off of the East side of Lot No. 14, in Block No. 6, according to the survey and map of J. H. Dunstan of the Town of Calera, Alabama said lot being fully described in that certain deed executed by Ella Blanche Walls Shoffit, et al., dated October 23, 1956, to K. B. Royster, recorded in the Office of the Judge of Probate, Shelby County, in Deed Record Number 196, Page 274; and the lot hereby conveyed being 31 1/2 feet wide and 150 feet lot of uniform width and fronting 31 1/2 feet on the South side of 16th Street of the survey of the Town of Calera, Alabama, and extending back 150 feet to an alley.

This is not the homestead of Ginny Davis Skeleton or her spouse.

TO HAVE AND TO HOLD to the said grantees, his, her or their heirs and assigns,

And, I(we) do for myself(ourselves) and for my(our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am (we) have a good right to sell and convey the same as aforesaid; that they are free from all encumbrances, unless otherwise stated above; that I(we) will, and my(our) heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns, forever, against the lawful claims of all persons.

IN WITNESS WHEREOF I (we) have hereunto set my (our) hand(s) and seal(s) this _____ day of _____, 2013.

Ginny Davis Skelton

Ginny Davis Skelton

**Legal Description
provided by
Grantor/Grantee**

The preparer of this document has not examined title to the property described herein and makes no certification as to title.

STATE OF ALABAMA
CHILTON COUNTY

I, the undersigned, hereby certify that, **Ginny Davis Skelton**, whose names are 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 18 day of February, 2013.



20130219000070550 1/2 \$25.00
Shelby Cnty Judge of Probate, AL
02/19/2013 01:22:08 PM FILED/CERT

Shelby County, AL 02/19/2013
State of Alabama
Deed Tax: \$10.00

[Signature]

NOTARY PUBLIC

My Commission is:

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Mar 1, 2014
BONDED THRU NOTARY PUBLIC UNDERWRITERS

Real Estate Sales Validation Form

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

Grantor's Name Ginny Gates Shelton
Mailing Address 178 Savannah Lane
Calera, AL 35040

Grantee's Name Roy T Binkerd
Mailing Address 77 Port Dr
Shelby AL 35143

Property Address 10878 Hwy 25
Calera, AL 35040

Date of Sale 2/18/13
Total Purchase Price \$ 10,000
or
Actual Value \$ _____
or
Assessor's Market Value \$ _____

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 _____

Print

Roy Binkerd

Unattested

Sign

[Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



20130219000070550 2/2 \$25.00
Shelby Cnty Judge of Probate, AL
02/19/2013 01:22:08 PM FILED/CERT

Form RT-1