

After Recording, Please Return To:

Please send Tax Notice to:
Jimmy Dalton Cain
126 Lake Drive
Shelby, AL 35143

WARRANTY DEED

STATE OF ALABAMA,
COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS, That on this 30 day of March, 2013, Ernest E. Rabalais, Jr and Tina C. Rabalais, as Husband and Wife, herein referred to as Grantor(s), in said County and State aforesaid, for and in consideration of the sum of ONE DOLLAR and 00/100 (\$1.00) and other good and valuable considerations to us in hand paid by Jimmy Dalton Cain, in said County and State, the receipt whereof is hereby acknowledged, has granted, bargained, and sold, and by these presents do grant, bargain, sell, convey and confirm unto the said Jimmy Dalton Cain, as a single man, his heirs, representatives and assigns, in and to the following described real estate, lying and being in the following described property, to-wit:

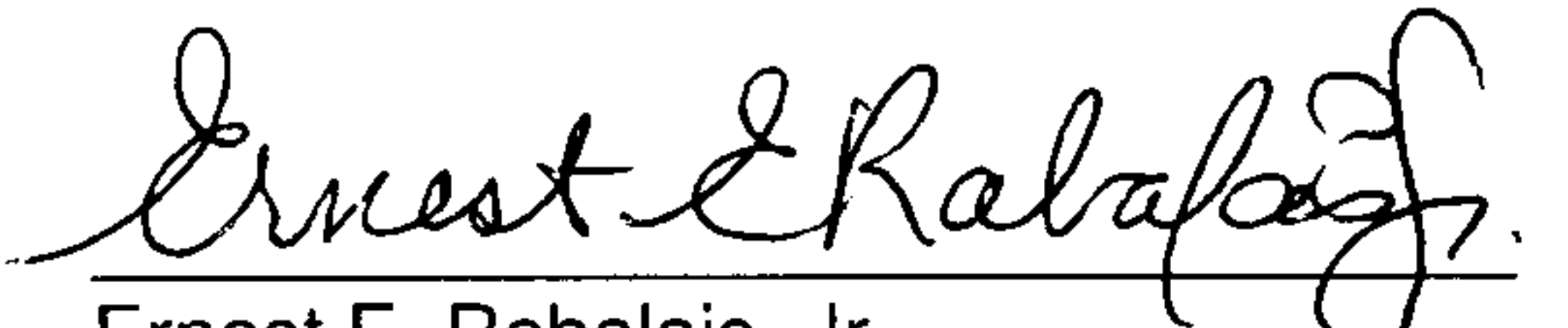
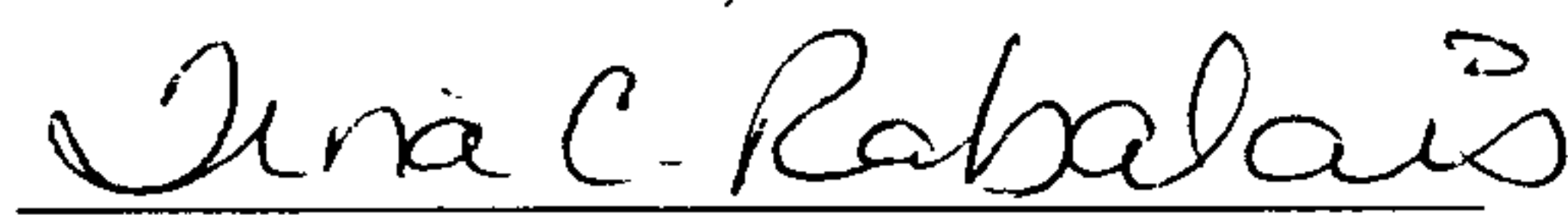
All that certain property situated in the County of SHELBY, and State of ALABAMA, being described as follows: Lot 4, according to the map of Lake Meadows Estates, as recorded in Map Book 21, Page 74, in the Office of the Judge of Probate of Shelby County, Alabama.

Being property known as 126 Lake Drive, Shelby, AL 35143, according to the present system of numbering houses in Shelby County, Alabama.

TO HAVE AND TO HOLD with the hereditaments and appurtenances thereunto belonging to said Jimmy Dalton Cain, his heirs, representatives and assigns, forever.

AND THE SAID Grantor will covenant with said Jimmy Dalton Cain, his heirs, representatives and assigns, that he is seized in fee of the above described premises, and has a good right to sell and convey the same, and that the same is free from encumbrance, and that I will warrant and forever defend the title to the same against himself, his heirs and assigns and all other persons claiming the same or any part thereof.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.


Ernest E. Rabalais, Jr

Tina C. Rabalais

STATE OF ALABAMA
COUNTY OF SHELBY

I, Frances Cain Hartwig, Notary for the State of Alabama hereby certify that Ernest E. Rabalais, Jr, and Tina C. Rabalais, 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 said conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand this 30th day of March, A. D. 2013.


Notary Public
My Commission Expires: 7-13-2013

This document prepared by:
First Title LLC
Tim Snyder
3237 Satellite Blvd.
Suite 450
Duluth, GA 30096


20130403000138160 1/2 \$22.00
Shelby Cnty Judge of Probate, AL
04/03/2013 12:28:59 PM FILED/CERT

Shelby County, AL 04/03/2013
State of Alabama
Deed Tax: \$7.00

Real Estate Sales Validation Form

This document must be filed in accordance with Alabama 1975, Section 40-22-1

Grantor's Name Ernest E Rabalais Jr
Mailing Address Tina C. Rabalais
120 Sheltered Cove
Wilsonville, AL 35186

Grantee's Name Jimmy Dalton Cain
Mailing Address 126 Lake Drive
Shelby AL 35143

Property Address 126 LAKE Dr
Shelby AL 35143

Date of Sale 3-30-2013
Total Purchase Price \$ 68,000.00
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 the documentary evidence is not required)
☐ Bill of Sale ☐ Appraisal
☐ Sales Contract ☐ Other _____
☒ 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 to the 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 3/30/13
Unattested Frances C. Hart
(verified by)

Print Jimmy Dalton Cain
Sign Jimmy Dalton Cain
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

