


Send Tax Notice To:  
Rita Elizabeth Rowell  
1475 Hwy 71  
Shelby, AL 35143

This instrument was prepared by:  
Mildred Rowell  
1475 Hwy 71  
Shelby, AL 35143

  
20130411000149000 1/4 \$52.00  
Shelby Cnty Judge of Probate, AL  
04/11/2013 10:34:58 AM FILED/CERT

**STATUTORY WARRANTY DEED**  
**TITLE NOT EXAMINED**

**STATE OF ALABAMA**  
**SHELBY COUNTY**

)  
) **KNOW ALL MEN BY THESE**  
**PRESENTS,**

That in consideration Ten Dollars (\$10.00) and other good and valuable consideration to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, **Mildred Carden Rowell** (Grantor) do grant, bargain, sell and convey an undivided Fifty Percent Interest (50%) unto **Rita Elizabeth Rowell, an unmarried woman**, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama and more fully described on Exhibit "A" attached hereto and made a part hereof.

**TO HAVE AND TO HOLD** unto the said Grantee, her administrators, executors, successors and assigns forever.

**IN WITNESS WHEREOF**, the undersigned has hereto set her hand and seal this 13 day of October, 2000.

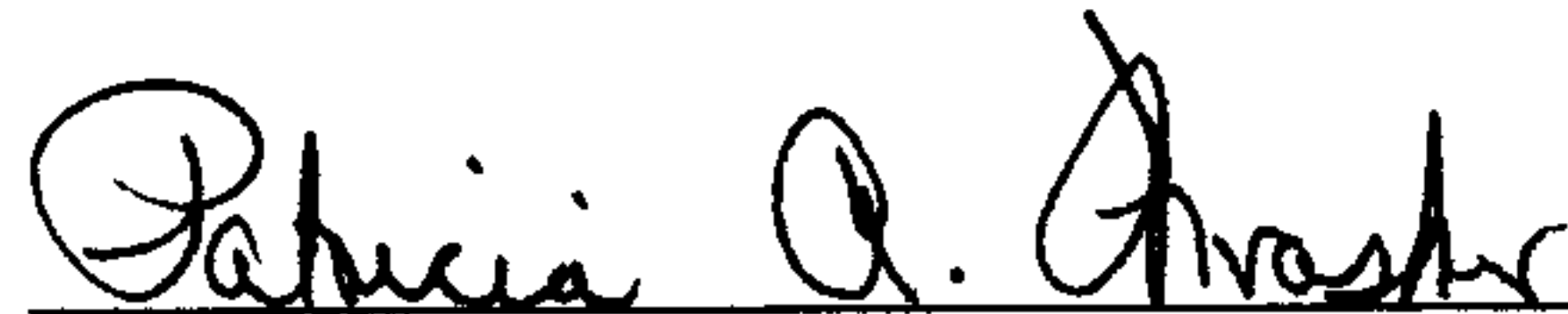
 (SEAL)  
MILDRED CARDEN ROWELL


Shelby County, AL 04/11/2013  
State of Alabama  
Deed Tax: \$31.00

STATE OF ALABAMA     )  
JEFFERSON COUNTY    )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **MILDRED CARDEN ROWELL**, 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 13<sup>th</sup> day of October, 2000.

  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 10-24-00

  
20130411000149000 2/4 \$52.00  
Shelby Cnty Judge of Probate, AL  
04/11/2013 10:34:58 AM FILED/CERT



**DON ARMSTRONG**  
**PROPERTY TAX COMMISSIONER**  
**ASSESSMENT RECORD - 2007**

P. O. BOX 1298  
COLUMBIANA, ALABAMA 35051  
Tel: (205) 670-6900  
Printed On: 7/31/2007

PARCEL: 33 6 14 0 000 013.002  
CORPORATION: I  
OWNER: STROUD MILDRED CARDEN ROWELL

LAND VALUE 10% \$61,720  
LAND VALUE 20% \$0  
CURRENT USE VALUE \$11,170

ADDRESS: 1475 HWY 71  
SHELBY, AL 35143

TOTAL MARKET VALUE: \$61,720

EXEMPT CODE: 00  
OVER 65 CODE: DISABILITY CODE:  
PROPERTY CLASS: 03 SCHOOL DIST: 2  
OVR ASD VALUE: MUN CODE: 01  
EXM OVERRIDE AMT: \$0  
HS YEAR: 0

CLASS USE CIII  
FOREST ACRES: 12 TAX SALE:  
PREV. YEAR VALUE: \$61,720 BOE VALUE:

PARENT PARCEL:  
REMARKS: DB 353 PG 50;PER MARRIAGE CERT(2002)  
Last Modified: 8/23/2006 6:29:38 AM  
Contiguous Parcels:

ACCOUNT NO: - CREATE MOVE

		ASSESSMENT/TAX							
	CLASS	MUNCODE	ASSD. VALUE	TAX	EXEMPTION	TAX EXEMPTION	TOTAL TAX		
STATE	03	01	\$1,120	\$7.28	\$0	\$0.00	\$7.28		
COUNTY	03	01	\$1,120	\$8.40	\$0	\$0.00	\$8.40		
SCHOOL	03	01	\$1,120	\$17.92	\$0	\$0.00	\$17.92		
DIST SCHOOL	03	01	\$1,120	\$15.68	\$0	\$0.00	\$15.68		
CITY	03	01	\$1,120	\$0.00	\$0	\$0.00	\$0.00		
FOREST	03	01	\$0	\$1.20	\$0	\$0.00	\$1.20		

ASSD. VALUE: \$1,120.00  
Shelby Tax

\$50.48

GRAND TOTAL: \$50.48

INSTRUMENTS		SALES INFORMATION	
INST NUMBER	DATE	SALE DATE	SALE PRICE
No Sales Information on Record			

**LEGAL DESCRIPTION**

MAP NUMBER: 03 3 60 0 000 CODE1: 00 CODE2: 00  
SUB DIVISON1:  
SUB DIVISON2:

MAP BOOK: 00 PAGE: 000  
MAP BOOK: 00 PAGE: 000

PRIMARY LOT: PRIMARYBLOCK: 000  
SECONDARY LOT: SECONDARYBLOCK: 000

SECTION1 14 TOWNSHIP1 24N RANGE1 15E  
SECTION2 00 TOWNSHIP2 00 RANGE2 00  
SECTION3 00 TOWNSHIP3 00 RANGE3 00  
SECTION4 00 TOWNSHIP4 RANGE4  
LOT DIM1 0.00 LOT DIM2 0.00 ACRES 13.300 SQ FT 579,348.000

METES AND BOUNDS: S410 SE1/4 SW1/4 NE1/4 & W420 OF E1/2 NW1/4 SE1/4 LYING N OF CO RD #71 S14 T24N R15E  
REMARKS:

Tax Year	Entity Name.	Mailing Address
2007	STROUD MILDRED CARDEN ROWELL	1475 HWY 71, SHELBY AL - 35143
2006	STROUD MILDRED CARDEN ROWELL	1475 HWY 71, SHELBY AL - 35143
2005	STROUD MILDRED CARDEN ROWELL	1475 HWY 71, SHELBY AL - 35143
2004	STROUD MILDRED CARDEN ROWELL	1475 HWY 71, SHELBY AL - 35143
2003	STROUD MILDRED CARDEN ROWELL	1475 HWY 71, SHELBY AL - 35143



20130411000149000 3/4 \$52.00  
Shelby Cnty Judge of Probate, AL  
04/11/2013 10:34:58 AM FILED/CERT



# Real Estate Sales Validation Form

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

Grantor's Name  
Mailing Address

Mildred C Rowell  
148 Village Lane  
Pelham AL 35243

Grantee's Name  
Mailing Address

Rita E Rowell  
c/o Carla Carden Ray  
213 Fairlane Dr.  
Bham AL 35209

Property Address

vacant land  
Hwy 71  
Shelby, AL

Date of Sale

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 1/2 of 61,720.00

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

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 av

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 4-11-13

Unattested

(verified by)

Print

Sign

Carla Carden Ray, Attorney  
Carla Ray

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

