

This instrument was prepared by:
Law Offices of Lauren Sonnier, PLLC
(without benefit of title search)
P.O. Box 1516
Ocean Springs, MS 39566
228-327-1424

Send tax notice to:

WARRANTY DEED TO PERFECT TITLE
STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten Dollars (\$10.00), and other valuable consideration to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is hereby acknowledged, I or we, Ralph E. Allison and Helga L. Allison (herein referred to as grantor, whether one or more), do grant, bargain, sell and convey unto Ralph E. Allison and Helga L. Allison, husband and wife (herein referred to as grantee, whether one or more) the following described real estate, situated in County, Alabama, to-wit:


Lot 81, according to the Final Plat of Holland Lakes, Sector 1, as recorded in Map Book 34, Page 85 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

BEING the same property conveyed to Ralph E. Allison and Helga L. Allison by Warranty Deed from Holland Lakes, Inc., dated November 17, 2005 and recorded November 28, 2005 at Instrument Number 20051128000613440.

Property Address: 114 Holland Circle, Pelham, Alabama 35124
Tax ID/Parcel No.: 13 6 23 4 013 047.000

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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 are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated 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, or their heirs and assigns forever, against the lawful claims of all persons.


20130501000177610 1/3 \$19.00
Shelby Cnty Judge of Probate, AL
05/01/2013 12:22:33 PM FILED/CERT

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s)
this 12 day of March, 2013.

Ralph E. Allison

Ralph E. Allison

Helga L. Allison a/k/a Helga I. Allison
Helga L. Allison a/k/a Helga I. Allison

STATE OF ALABAMA

COUNTY OF

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Ralph E. Allison, 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/she executed the same voluntarily on the day the same bears date.

Given under my hand this the 12th day of April, 2013

Cynthia Moore
Print Name: Cynthia Moore

Commission Expires: 7-3-15

Record and Return to:
Blue Streak Docs
404 S. MLK, Jr. Avenue
Clearwater FL 33756
201302-136



20130501000177610 2/3 \$19.00
Shelby Cnty Judge of Probate, AL
05/01/2013 12:22:33 PM 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 Ralph E. Allison + Helga L. Allison Grantee's Name Ralph E. Allison + Helga L. Allison
Mailing Address 114 Holland Circle Mailing Address 114 Holland Circle
Pelham, AL 35124 Pelham AL 35124

Property Address 114 Holland Circle
Pelham, AL 35124

Date of Sale 04/12/13
Total Purchase Price \$ 10.00



20130501000177610 3/3 \$19.00
Shelby Cnty Judge of Probate, AL
05/01/2013 12:22:33 PM FILED/CERT

or
Actual Value \$ _____

or
Assessor's Market Value \$ 139,200.00

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 DEED ONLY DONE TO PERFECT TITLE
☐ 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 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 RALPH E. ALLISON

Unattested _____

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one