

47112
Shelby

20130627000263490 1/2 \$140.00
Shelby Cnty Judge of Probate, AL
06/27/2013 12:17:31 PM FILED/CERT

THIS INSTRUMENT WAS PREPARED BY:

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

Send tax notice to:

Rhonda R. Tapia
229 High Ridge Drive
Pelham, AL 35124

Source of title Deed Book 2003, page 257500,
WARRANTY DEED

STATE OF ALABAMA
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

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, I, Rhonda R. Tapia fka Rhonda A. Reeves and Raul Tapia-Estrada, wife and husband (herein referred to as grantors) do grant, bargain, sell and convey unto Rhonda A. Tapia, a married person (herein referred to as GRANTEE) the following described real estate situated in SHELBY County, Alabama to-wit:

Lot 101, according to the Survey of Final Plat of High Ridge Village, Phase 5, as recorded in Map Book 29, Page 132, in the Probate Office of Shelby County, Alabama.

The purpose of this deed is to change and correct the grantee's name.

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 June 20, 2013

_____(SEAL)

Rhonda R Tapia FKA Rhonda A Reeves (SEAL)
Rhonda R. Tapia fka Rhonda A. Reeves

_____(SEAL)

Raul Tapia Estrada (SEAL)
Raul Tapia-Estrada

STATE OF ALABAMA
Shelby COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Rhonda R. Tapia fka Rhonda A. Reeves, and Raul Tapia-Estrada, 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 first written above.

Given under my hand and official seal on June 20, 2013

My commission expires:

Jan 19th 2014

Julie Cossie
NOTARY PUBLIC

Real Estate Sales Validation Form

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

Grantor's Name Rhonda R. Tapia
Mailing Address 229 High Ridge Dr.
Pelham, AL
35124

Grantee's Name Rhonda R. Tapia
Mailing Address 229 High Ridge Dr
Pelham AL
35124

Property Address Same

Date of Sale _____

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$ 124,800



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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 tax accessor

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 6/20/13

Print _____

Unattested

(verified by)

Sign

Rhonda R Tapia

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1