


**After Recording Send Tax Notice To:**

Geary and Nancy Allison  
252 Oaklyn Hills Drive  
Chelsea, AL 35043

  
20130702000271600 1/3 \$337.00  
Shelby Cnty Judge of Probate, AL  
07/02/2013 02:27:01 PM FILED/CERT

**WARRANTY DEED**

STATE OF ALABAMA  
SHELBY COUNTY

Know all men by these presents that in consideration of Ten Dollars and other good and valuable consideration to the undersigned grantor, in hand paid by the grantee herein, the receipt and sufficiency whereof is acknowledged, we, **Geary D. Allison and Nancy B. Allison**, husband and wife (herein referred to as Grantor), who certify that the property conveyed hereby constitutes our homestead, grant, bargain, sell and convey unto **Geary D. Allison and Nancy C. B. Allison, Trustees of the Geary and Nancy Allison Trust dated May 8, 2013, and any amendments thereto** (herein referred to as Grantee), as tenants in common, the real estate described below situated in Shelby County, Alabama, to wit:

***Lot 97, according to the Survey of Final Plat of Oaklyn Hills Phase 2, as recorded in Map Book 30, Page 17, in the Probate Office of Shelby County, Alabama.***

**THE DESCRIPTION AND INFORMATION FOR THE PREPARATION OF THIS DEED WAS PROVIDED BY THE GRANTOR AND GRANTEE. THE DRAFTSMAN MAKES NO WARRANTIES, AS TO THE SUFFICIENCY OF THE INTEREST CONVEYED, NO TITLE OPINION WAS REQUESTED AND NO TITLE OPINION WAS PREPARED.**

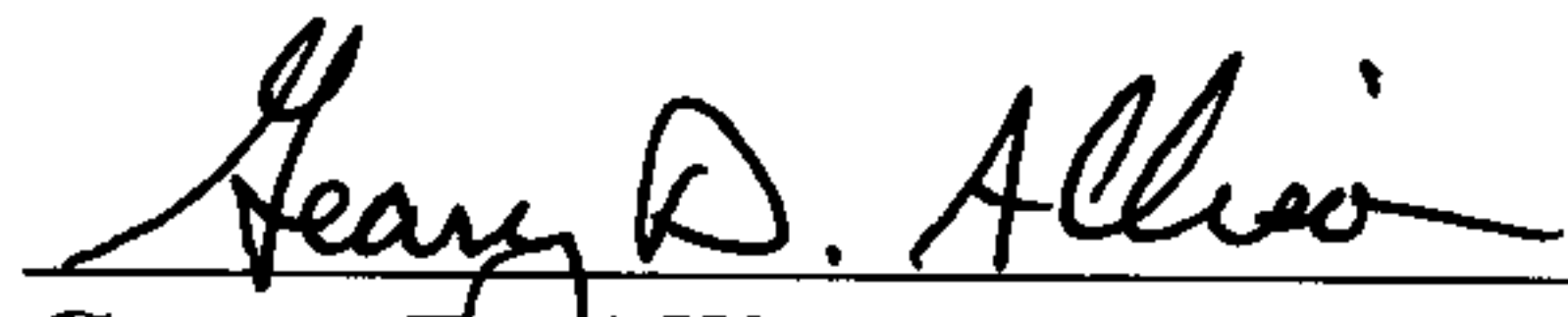
To have and to hold to the said grantee, as tenants in common, their heirs and assigns in fee simple, forever.

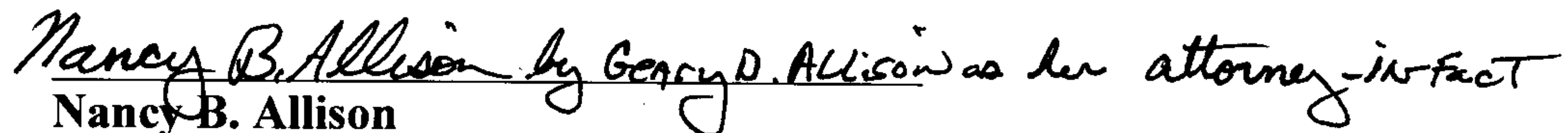
Subject to: Restrictions, Conditions, Covenants, Rights, Rights of Way, Mortgages, and easements now of record, if any.

AND we, do for ourselves, covenant with the said Grantee, their heirs and assigns, that we am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said Grantee, their heirs and assigns forever, against the lawful claims of all persons.

Shelby County, AL 07/02/2013  
State of Alabama  
Deed Tax: \$318.00

IN WITNESS WHEREOF, we have hereunto set our hand and seal, this 15th day of May, 2013.

  
\_\_\_\_\_  
Geary D. Allison

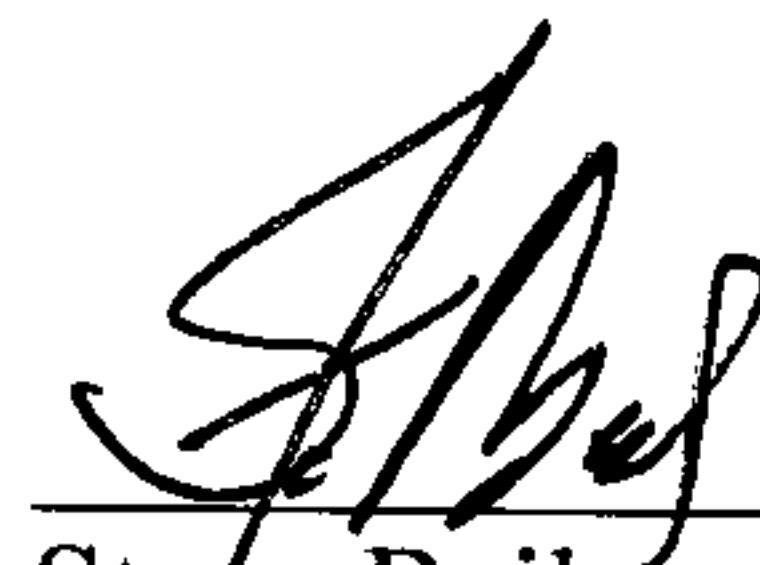
  
Nancy B. Allison  
By Geary D. Allison as her attorney-in-fact

**STATE OF ALABAMA**

**COUNTY OF SHELBY**


I, Steve Bailey, a Notary Public in and for said County, in said State, hereby certify that Geary D. Allison and Nancy B. Allison by Geary D. Allison as her attorney-in-fact, husband and wife whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me 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 official seal of office  
this 15th day of May, 2013.



\_\_\_\_\_  
Steve Bailey, NOTARY PUBLIC  
My Commission Expires: 2/7/2016

**This Document Prepared By:**  
Steve Bailey  
2491 Pelham Parkway  
Pelham, AL 35124  
205-663-0281

  
20130702000271600 2/3 \$337.00  
Shelby Cnty Judge of Probate, AL  
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### Real Estate Sales Validation Form

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

Grantor's Name Geary D. Allison & Nancy B. Allison  
Mailing Address 252 Oaklyn Hills Drive  
Chelsea, AL 35043

Grantee's Name Geary D. Allison and Nancy C. B.  
Mailing Address Allison Trustees of the Geary and  
Nancy Allison Trust dated May 8, 2013  
252 Oaklyn Hills Drive  
Chelsea, AL 35043

Property Address 252 Oaklyn Hills Drive  
Chelsea, AL 35043

Date of Sale ~~5/8/2013~~ 5/15/13

Total Purchase Price \$ \_\_\_\_\_

or

Actual Value \$ \_\_\_\_\_

or

Assessor's Market Value \$ 318,000.<sup>00</sup>

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 ~~5/8/2013~~ 5/15/13

Print Geary D. Allison

☐ Unattested

Sign Geary D. Allison

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1