

SEND TAX NOTICE TO:

Ms. Ashley Douglass Blair
425 Forest Hills Place
Alabaster, Alabama 35007

THIS INSTRUMENT WAS PREPARED BY:
Wallace, Ellis, Fowler, Head & Justice
P.O. Box 587
Columbiana, Alabama 35051

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TEN AND 00/100 DOLLARS (\$10.00) and other good and valuable considerations to the undersigned Grantors, in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, we, **JASON R. BLAIR and wife, ASHLEY D. BLAIR**, (herein referred to as Grantors), do grant, bargain, sell and convey unto **ASHLEY DOUGLASS BLAIR** (herein referred to as Grantee), all of our undivided interest in and to the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 75, according to the Survey of Forest Hills, 2nd Sector, as recorded in Map Book 21, Page 50 A & B, in the Probate Office of Shelby County, Alabama.

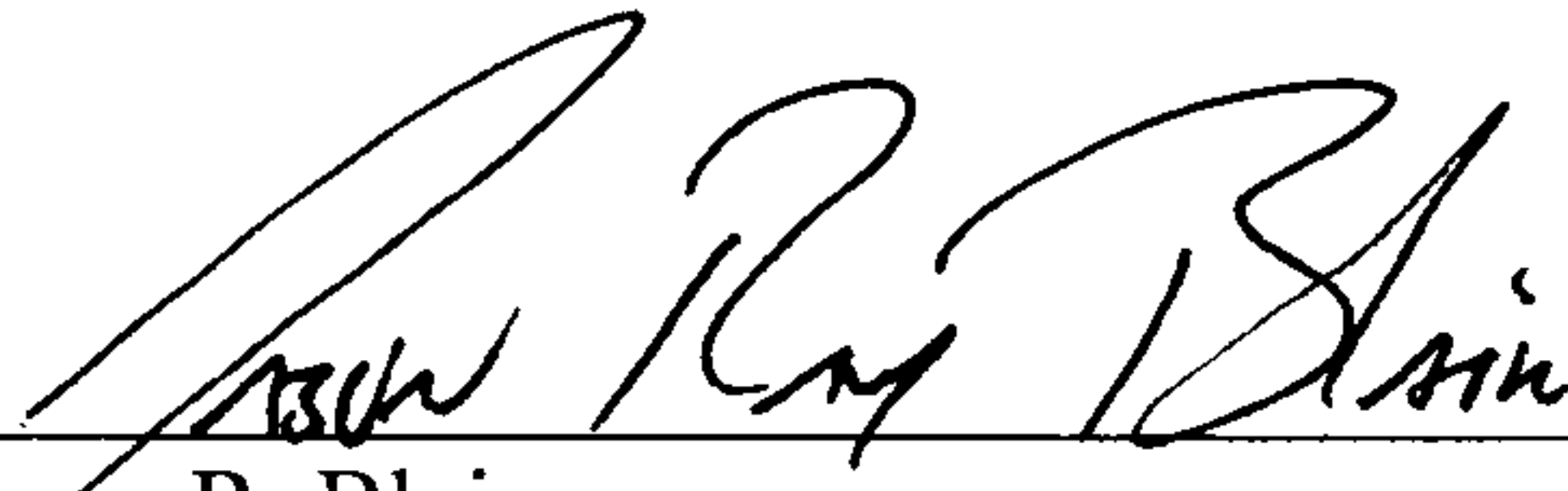
Subject to taxes for the year 2013 and subsequent years, easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any, and mineral and mining rights, if any.

Subject to mortgage encumbrances.

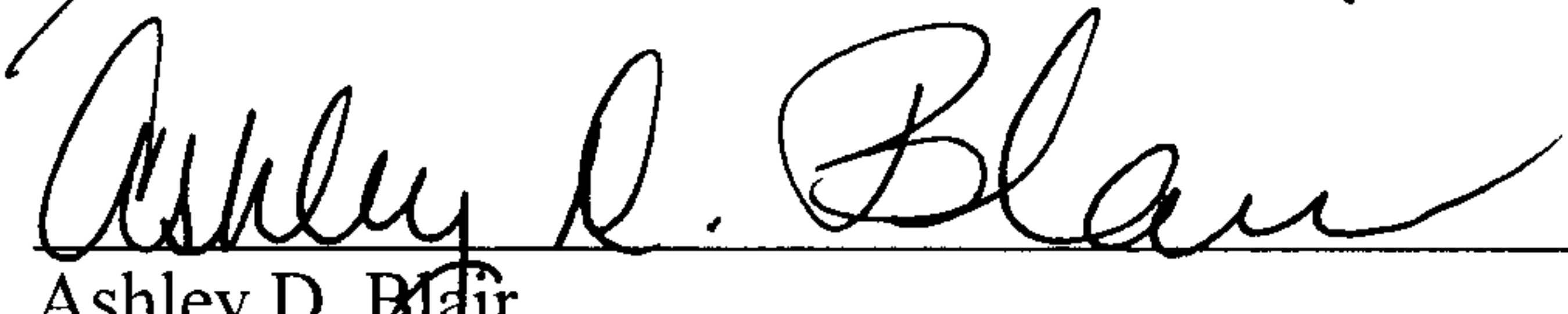
TO HAVE AND TO HOLD to the said Grantee, her heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantee, her heirs and assigns, that we are lawfully seized in fee simple of said premises; that said property is free from all encumbrances, unless otherwise 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, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 23rd day of April, 2013.




Jason R. Blair



Ashley D. Blair

Shelby County, AL 07/10/2013
State of Alabama
Deed Tax: \$89.00


20130710000281550 1/3 \$107.00
Shelby Cnty Judge of Probate, AL
07/10/2013 12:00:21 PM FILED/CERT

STATE OF ALABAMA)


COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that **JASON R. BLAIR and wife, ASHLEY D. BLAIR**, whose names 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 the same bears date.

Given under my hand and official seal this 23rd day of April, 2013.

Kim M. Foster
Notary Public

My Commission Expires: 12-28-14


20130710000281550 2/3 \$107.00
Shelby Cnty Judge of Probate, AL
07/10/2013 12:00:21 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 Jason Blair
Mailing Address 4 Eddings Ln
Alabaster, AL 35007

Grantee's Name Ashley Blair
Mailing Address 425 Forest Hills Pl
Alabaster, AL 35007

Property Address 425 Forest Hills Pl.
Alabaster, AL 35007

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 178,000 RM

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 office

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 7/10/2013

Print Ashley Blair

☐ Unattested

Sign Ashley Blair

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

