


Prepared by:
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1957 Hoover Court, Suite 306
Birmingham, AL 35226

Send Tax Notice to:
Elissa Alldredge
909 Wilderness Circle
Pelham, AL 35124


20130802000315070 1/2 \$104.00
Shelby Cnty Judge of Probate, AL
08/02/2013 01:08:02 PM FILED/CERT

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

 WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of EIGHTY-SIX THOUSAND SIX HUNDRED AND NO/100 DOLLARS (\$86,600.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantor, **TIFFANY ANNE SMITH, an unmarried woman** (hereinafter referred to as Grantor), the receipt whereof is hereby acknowledged, the Grantor does hereby give, grant, bargain, sell and convey unto the Grantee, **ELISSA ALLDREDGE** (hereinafter referred to as Grantee), the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 30, Block 1, according to Cahaba Valley Estates, First Sector as recorded in Map Book 5, page 84, Shelby County, Alabama Records.

\$86,600.00 of the above-recited purchase price was paid in cash.

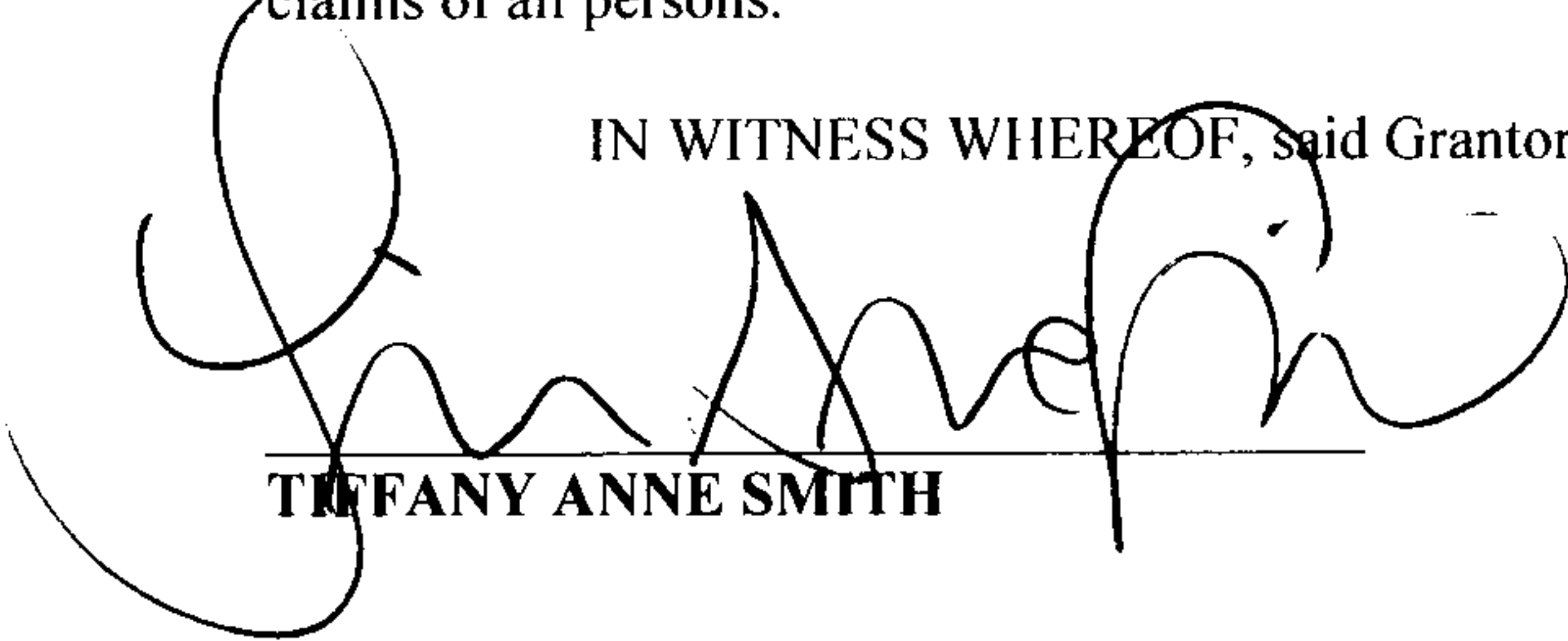
Subject to rights-of-way, covenants, restrictions, easements, agreements, setback lines, reservations, mineral/mining rights, and declarations of record, if any.

Grantee herein is prohibited from conveying captioned property for ANY sales price for a period of 30 days from the date of this deed. After this 30-day period, Grantee is further prohibited from conveying the property for a sales price greater than \$103,920.00 (120% of short sale price) until 90 days from the date of this deed. These restrictions shall run with the land and are not personal to the Grantee.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular rights, privileges, tenements, appurtenances, and improvements unto the said Grantee, her heirs and assigns forever.

And said Grantor, for said Grantor, her heirs, successors, executors and administrators, covenants with Grantee, and with her heirs and assigns, that Grantor is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, which are not yet due and payable; and that Grantor will, and her heirs, executors and administrators shall, warrant and defend the same to said Grantee, and her heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor has hereunto set her hand and seal this the 27th day of July, 2013.



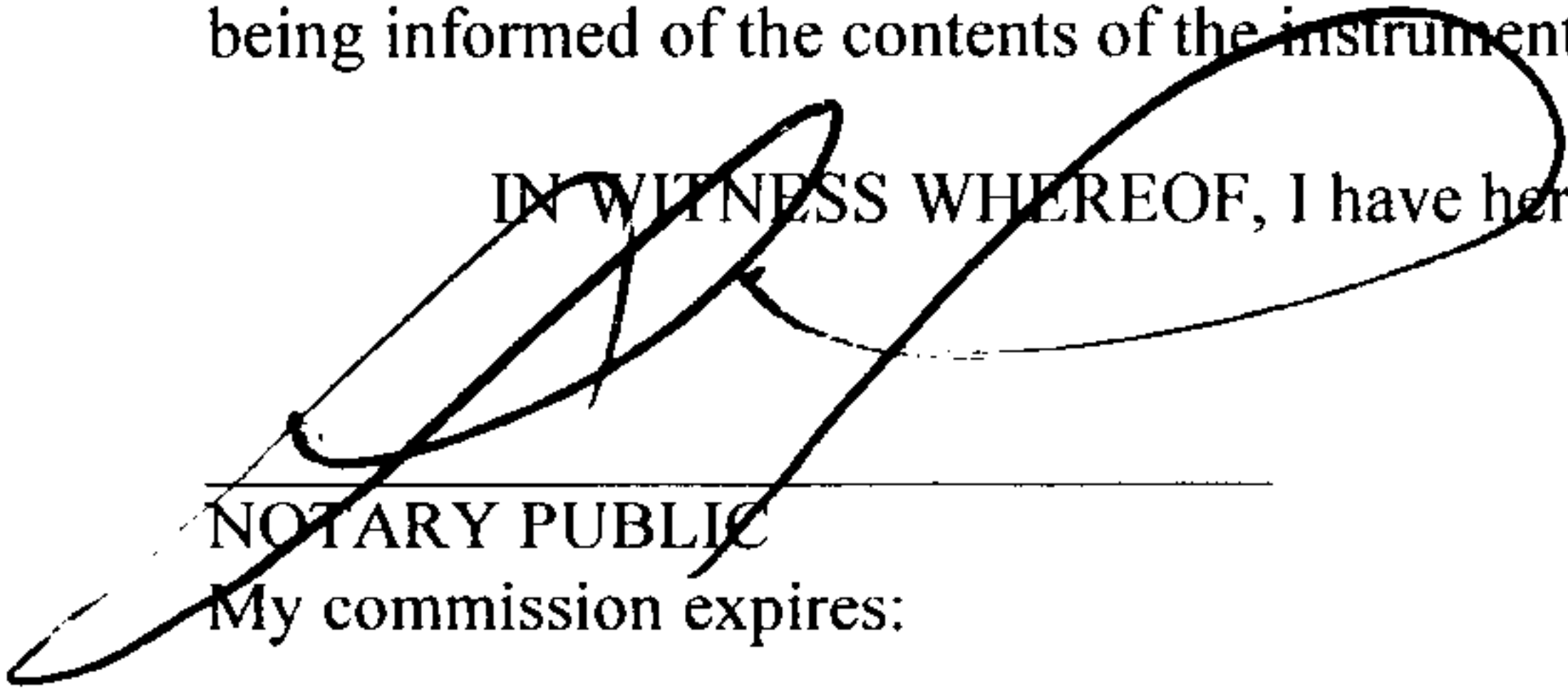
TIFFANY ANNE SMITH

Shelby County, AL 08/02/2013
State of Alabama
Deed Tax: \$87.00

STATE OF ALABAMA)
)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **TIFFANY ANNE SMITH**, 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 instrument, she executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 27th day of July, 2013.



NOTARY PUBLIC
My commission expires:

**NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Jan 18, 2018
BONDED THRU NOTARY PUBLIC UNDERWRITERS**

Real Estate Sales Validation Form

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

Grantor's Name TIFFANY ANNE SMITH
Mailing Address 909 WILDERNESS CIR
PELHAM, AL
35124

Grantee's Name ELISSA ALLDREDGE
Mailing Address 909 WILDERNESS CIRCLE
PELHAM, AL
35124

Property Address 909 WILDERNESS CIR
PELHAM, AL
35124

Date of Sale 7/30/13
Total Purchase Price \$ 86,600
or
Actual Value \$
or
Assessor's Market Value \$

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 information above, the filing of this form is not required.



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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 7/31/13

Print Malcolm S. McLeod

☐ Unattested

[Signature]
(verified by)
My Commission Expires
3/8/14

Sign

[Signature]
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1