


This instrument was prepared by:
Wallace, Ellis, Fowler, Head & Justice
P O Box 587
Columbiana, AL 35051

Send Tax Notice to:
Charles L. Carter
P O Box 136
Montevallo, AL 35115

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)


20130819000338380 1/2 \$114.50
Shelby Cnty Judge of Probate, AL
08/19/2013 12:40:36 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Ninety Seven Thousand Five Hundred and no/100 Dollars (\$97,500.00)**, to the undersigned grantor in hand paid by GRANTEE herein, the receipt whereof is acknowledged, the undersigned the **COUNTY BOARD OF EDUCATION OF SHELBY COUNTY, ALABAMA**, (herein referred to as **grantor**) does grant, bargain, sell and convey unto, **CHARLES L. CARTER**, (herein referred to as **GRANTEE**), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 16 & Lot 17, in Block C, according to Plat of Wilmont Subdivision, as recorded in the Office of the Probate Judge of Shelby County, Alabama in Map Book 3, Page 124. Situated in Shelby County, Alabama.

Subject to 2013 property taxes and subsequent years and all easements, restrictions, reservations, provisions, covenants, building set-back lines and rights of way of record.

TO HAVE AND TO HOLD to the said grantee, its successors and assigns forever.

And the undersigned does for itself, its successors and assigns, covenant with the said **Grantee**, its successors and assigns, that it is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; and that it will and its successors and assigns shall, warrant and defend the same to the said **Grantee**, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said **COUNTY BOARD OF EDUCATION OF SHELBY COUNTY, ALABAMA**, by its Superintendent, Randy Fuller, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 16th day of August, 2013.

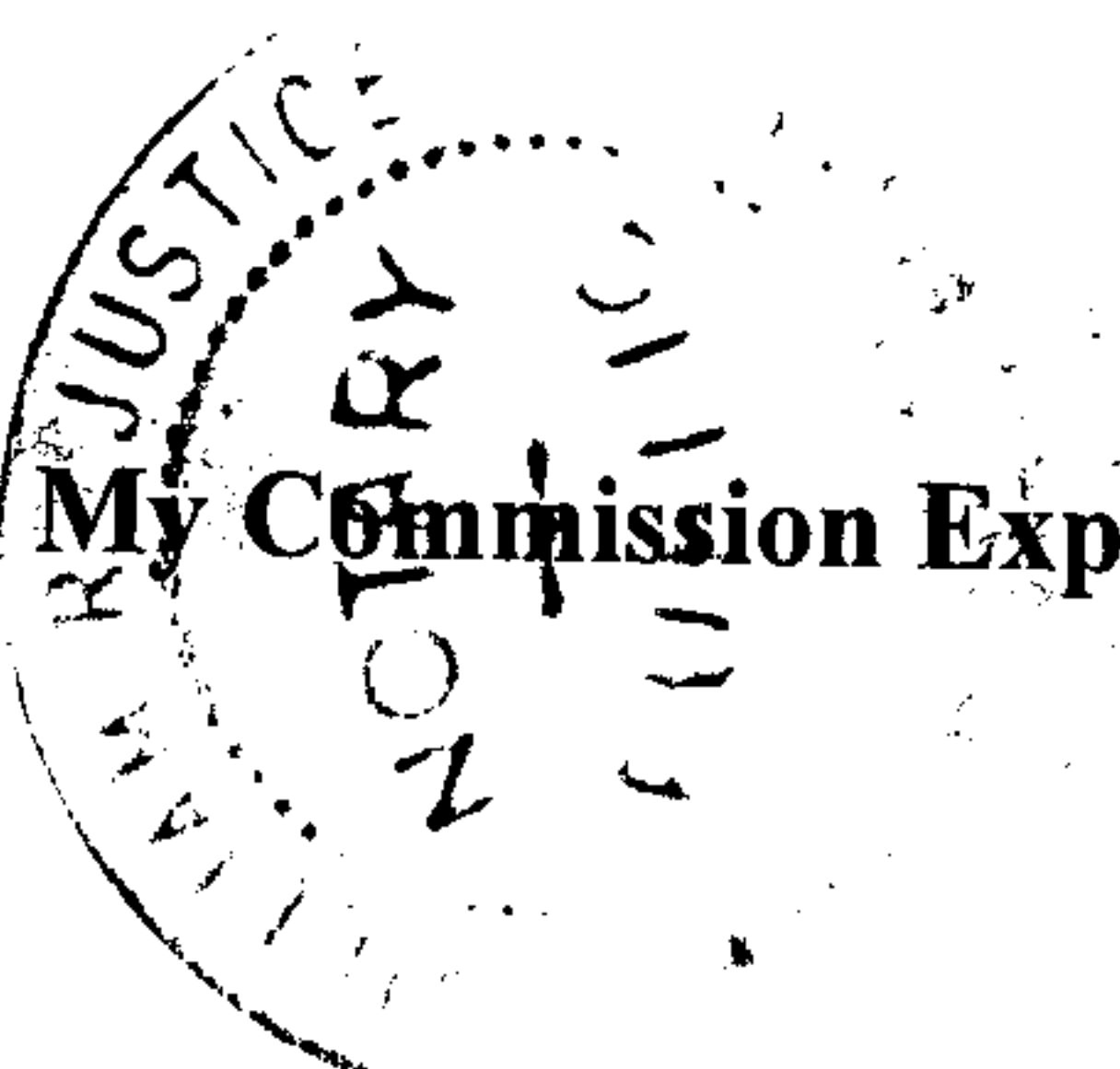
COUNTY BOARD OF EDUCATION OF SHELBY COUNTY, ALABAMA

BY: Randy Fuller
Randy Fuller, Superintendent

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Randy Fuller, whose name as Superintendent for the County Board of Education of Shelby County, Alabama, 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, in his capacity as such Superintendent, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 16th day of August, 2013.



Wallace R. Justice
Notary Public

Shelby County, AL 08/19/2013
State of Alabama
Deed Tax: \$97.50

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40.22.1

Grantor's Name : County Board of Ed. of Shelby County, AL
Mailing Address P O Box 1910
Columbiana, AL 35051

Grantee's Name: Charles L. Carter
Mailing Address: 195 Strother St. (P O Box 136, Montevallo, AL 35115)
Wilton, AL 35115

Property Address: 195 Strother St.
Wilton, AL 35115

Date of Sale 8-16-13
Total Purchase Price \$ 97,500.00

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 – Tax Assessor Records

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 8-16-13

Sign Randy Fuller
(Grantor/Grantee/Owner/Agent) circle one

Print Randy Fuller

☐ Unattested

(Verified by)

Form RT-1



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