

WARRANTY DEED

This instrument was prepared by:
B. Christopher Battles
3150 Highway 52 West
Pelham, AL 35124

Send tax notice to:
Mary Linda Giles
4182 Old Cahaba Parkway
Helena, AL 35080

STATE OF ALABAMA COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **Ten dollars and no/100 (\$10.00)**, to the undersigned grantor, in hand paid by the grantee herein, the receipt where is acknowledged, I/We, **Mary Linda Giles, an unmarried woman and Lori Evans f/k/a Lori Debandi, a married woman** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Mary Linda Giles** (herein referred to as grantee, whether one or more) the following described real estate, situated in **Shelby County, Alabama**, to-wit:

Lot 1914A, according to the Resurvey of Lots 1914, 1915 and 1916 of Old Cahaba, Phase V, First Addition, as recorded in Map Book 38, Page 46, in the Probate Office of Shelby County, Alabama.

Subject to mineral and mining rights if not owned by Grantor.

Subject to existing easements, restrictions, set back lines, rights of way, limitations, if any of record.


This property does not constitute the homestead of the grantor, Lori Debandi, as defined in §6-10-3, Code of Alabama (1975).

This instrument was prepared without the benefit of title.

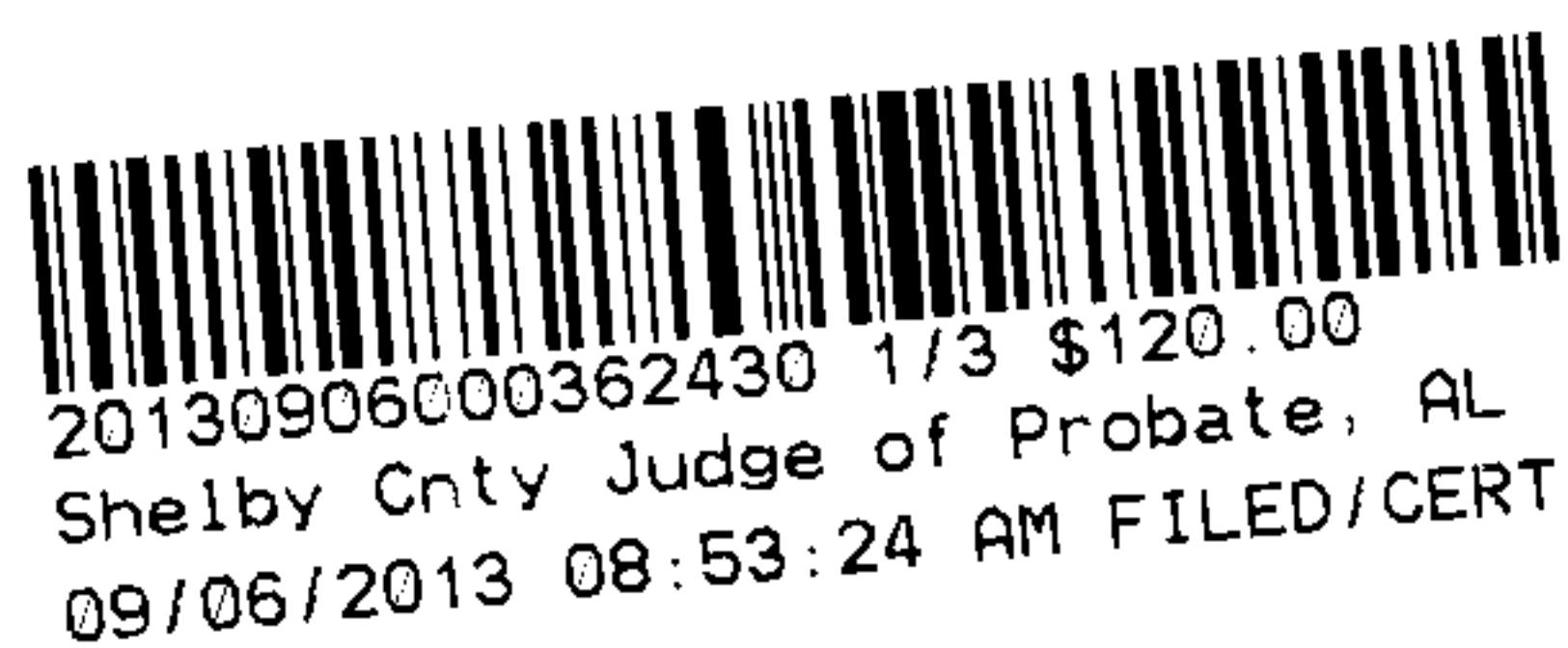
To Have and to Hold to the said grantee, his, her or their heirs and assigns forever.

And I do, for myself and for my heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I have hereunto set my hand and seal this 22nd day of August, 2013.


Mary Linda Giles


Lori Evans f/k/a Lori Debandi



STATE OF ALABAMA

COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Mary Linda Giles, an unmarried woman**, 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 this conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 22nd day of August, 2013.

STEPHANIE JONES
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
February 12, 2017

Stephanie Jones
Notary Public
My Commission Expires: 02-12-17

STATE OF ALABAMA

COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Lori Evans f/k/a Lori Debandi, a married woman**, 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 this conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 24th day of August, 2013.

Caralyn B. Casale
Notary Public
My Commission Expires: 5/21/17

20130906000362430 2/3 \$120.00
Shelby Cnty Judge of Probate, AL
09/06/2013 08:53:24 AM FILED/CERT

Shelby County, AL 09/06/2013
State of Alabama
Deed Tax: \$99.00

Real Estate Sales Validation Form

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

Grantor's Name Mary Linda Giles
Mailing Address Lori Evans f/k/a Lori Debandi
4182 Old Cahaba Parkway
Helena, AL 35080

Grantee's Name Mary Linda Giles
Mailing Address 4182 Old Cahaba Parkway
Helena, AL 35080

Property Address 4182 Old Cahaba Parkway
Helena, AL 35080

Date of Sale _____
Total Purchase Price \$ _____



20130906000362430 3/3 \$120.00
Shelby Cnty Judge of Probate, AL
09/06/2013 08:53:24 AM FILED/CERT

or
Actual Value \$ _____

or
Assessor's Market Value \$ 197,800.00(1/2 value \$98,900.00)

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 8/22/13

Print Stephanie Jones

Unattested

Sign Stephanie Jones

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1