

Send Tax Notice to:

Mr. Thomas E. Badham, Jr.
Mr. Brian Tannahill Badham
125 Hillsboro Road
New Market, Alabama 35761

THIS INSTRUMENT WAS PREPARED BY
WALLACE, ELLIS, FOWLER, HEAD & JUSTICE
P. O. BOX 587
COLUMBIANA, ALABAMA 35051

GENERAL WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,


That in consideration of love and affection and the sum of One Dollar & other good and valuable consideration, to the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, I, **THOMAS E. BADHAM**, an unmarried man, (herein referred to as Grantor) do grant, bargain, sell and convey unto my sons, **THOMAS E. BADHAM, JR.** and **BRIAN TANNAHILL BADHAM** (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

The Southeast Quarter of the Southeast Quarter (SE 1/4 of SE 1/4) Section Seventeen (17) Township Twenty (20) Range One (1) West.

TO HAVE AND TO HOLD unto the said Grantees, their heirs and assigns forever.

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted 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 Grantees, their heirs and assigns forever, against the lawful claims of all persons.

Shelby County, AL 09/10/2013
State of Alabama
Deed Tax: \$380.00


20130910000368200 1/3 \$400.00
Shelby Cnty Judge of Probate, AL
09/10/2013 03:06:42 PM FILED/CERT

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


THOMAS E. BADHAM

STATE OF ALABAMA)

MARSHALL COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **THOMAS E. BADHAM, an unmarried man**, 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 conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11th day of
July, 2013.


Notary Public

My Commission Expires 10-02-2016
My Commission Expires: _____



20130910000368200 2/3 \$400.00
Shelby Cnty Judge of Probate, AL
09/10/2013 03:06:42 PM FILED/CERT

Real Estate Sales Validation Form

20130910000368200 3/3 \$400.00
Shelby Cnty Judge of Probate, AL
09/10/2013 03:06:42 PM FILED/CERT

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

Grantor's Name Thomas E. Badham
Mailing Address 125 Hillsboro Road
New Market, Alabama 35761

Grantee's Name Thomas E. Badham, Jr.
Brian Tannahill Badham
Mailing Address 125 Hillsboro Road
New Market, Alabama 35761

Property Address SE 1/4 of SE 1/4
sect 17, Township 20
Range 1 West
Shelby Cty, AL

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 380,000.00

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 ☐ Appraisal
☐ Sales Contract ☒ Other Property Tax Commissioner assessment
☐ Closing Statement

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 25 July 2013

Print Thomas E. Badham

Unattested

(verified by)

Sign Thomas E. Badham
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1