


This conveyance prepared without the benefit of current survey. Attorney makes no representations as to the legal description of this property.

Send Tax Notice To:
M. Susan Gifford
8 Ashford Circle
Birmingham, AL 35244

This instrument was prepared by:
Julia C. Kimbrough
Allison, May & Kimbrough, L.L.C.
P. O. Box 380275
Birmingham, AL 35238


20130912000369650 1/3 \$93.00
Shelby Cnty Judge of Probate, AL
09/12/2013 10:31:41 AM FILED/CERT

Clerk's Deed

Pursuant to the Order of Court entered in the Circuit Court of Shelby County, Alabama, in Case Number DR 2013-900008 HBH, styled M. Susan Gifford v. Steven D. Snyder, dated August 1, 2013, and the law as made and of the authority vested in me by said decree, convey unto Merry Susan Gifford all right, title to, and interest to the following described real estate, situated in Shelby County, Alabama, to-wit:

LOT 8, according to the Amended Map of Chase Plantation, as recorded in Map Book 8, page 79 A & B, in the Probate Office of Shelby County, Alabama.

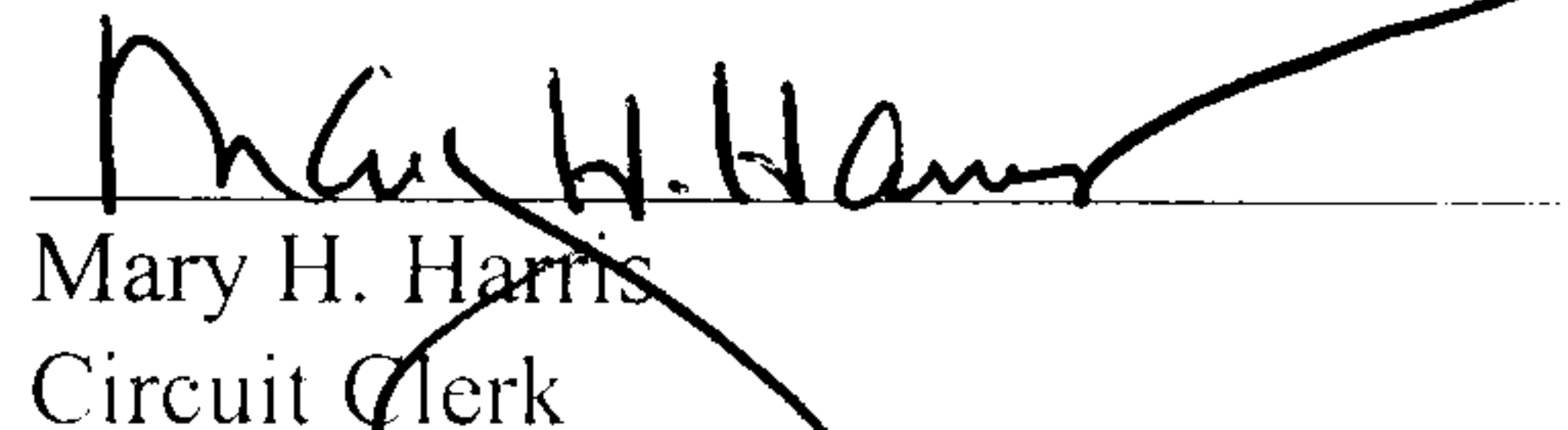
Subject to: All easements, restrictions and right of way of record.

M. Susan Gifford and Merry Susan Gifford is the same individual.

TO HAVE AND TO HOLD, to the said Merry Susan Gifford, her heirs and assigns forever,

The undersigned hereby executes this instrument in my capacity as Circuit Clerk only, and do not personally or individually warrant the title to said property.

DONE under my hand and the official seal of the Circuit Court of Shelby County, Alabama, at the Shelby County Courthouse, Columbiana, Shelby County, Alabama, on this the 1st day of August, 2013.


Mary H. Harris
Circuit Clerk

STATE OF ALABAMA)


COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Mary H. Harris, who is known to me to be the Circuit Clerk of the Circuit Court of Shelby County, Alabama, in said County, in said State, whose name as Clerk of said Court is signed to the foregoing conveyance, acknowledges before me on this day, that being informed of the contents of the conveyance, she executed the same voluntarily in her capacity as Clerk on the date the same bears date.

Given under my hand and official seal, this the 1st day of August, 2013.

Vickie Mizzell
Notary Public

My commission expires: **Vickie Mizzell, Notary Public**
My commission expires 08/22/2015


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Real Estate Sales Validation Form

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

Grantor's Name Steven D. Snyder
Mailing Address Address Unknown

Grantee's Name M. Susan Gifford
Mailing Address 8 Ashford Circle
Birmingham, AL 35244

Property Address 8 Ashford Circle
Birmingham, AL 35244

Date of Sale 8/1/13
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 72,750.00

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 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 9/12

Print JULIA C. KIMBROUGH

Sign Julia Kimbrough
(Grantor/Grantee/Owner/Agent) circle one

☐ Unattested

(verified by)

