



20131009000404600 1/3 \$22.00
Shelby Cnty Judge of Probate, AL
10/09/2013 08:48:32 AM FILED/CERT

Send tax notice to:
Carol Berry
104 Rocky Drive
Helena, AL 35080
NTC1300277
STATE OF ALABAMA
Shelby COUNTY

This instrument prepared by:
Stewart & Associates, P.C.
3595 Grandview Pkwy, #645
Birmingham, Alabama 35243

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Eighty Eight Thousand and 00/100 Dollars (\$88,000.00) in hand paid to the undersigned, **Lori Collier, a married woman**, (hereinafter referred to as "Grantor"), by **Carol D. Berry** (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 2, according to the Survey of Rocky Ridge Townhomes Phase One, as recorded in Map Book 22, Page 132, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:
ADVALOREM TAXES DUE OCTOBER 01, 2013 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND
CONDITIONS OF RECORD.

**LORI COLLIER AND LORI MENELEE ARE ONE AND THE SAME PERSON
THE ABOVE REFERENCED PROPERTY IS NOT THE HOMESTEAD OF THE
GRANTORS SPOUSE AND NEVER HAS BEEN.**

**\$86,406.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A
MORTGAGE LOAN.**

The Grantor does for herself, her heirs and assigns, covenant with Grantee, her heirs, executors, administrators and assigns, that she is lawfully seized in fee simple of said premises; that it is free from all encumbrances except as noted above; that she has a good right to sell and convey the same as aforesaid; and that she will, and her heirs, executors, administrators shall warrant and defend the same to the said Grantee, her heirs and assigns forever, against the lawful claims of all persons.

TO HAVE AND TO HOLD to Grantee, her heirs, executors, administrators and assigns forever.

Shelby County, AL 10/09/2013
State of Alabama
Deed Tax: \$2.00

20131009000404600 2/3 \$22.00
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IN WITNESS WHEREOF, Grantor has set her signature and seal this the ____ day of
September, 2013.

Lori Collier
Lori Collier

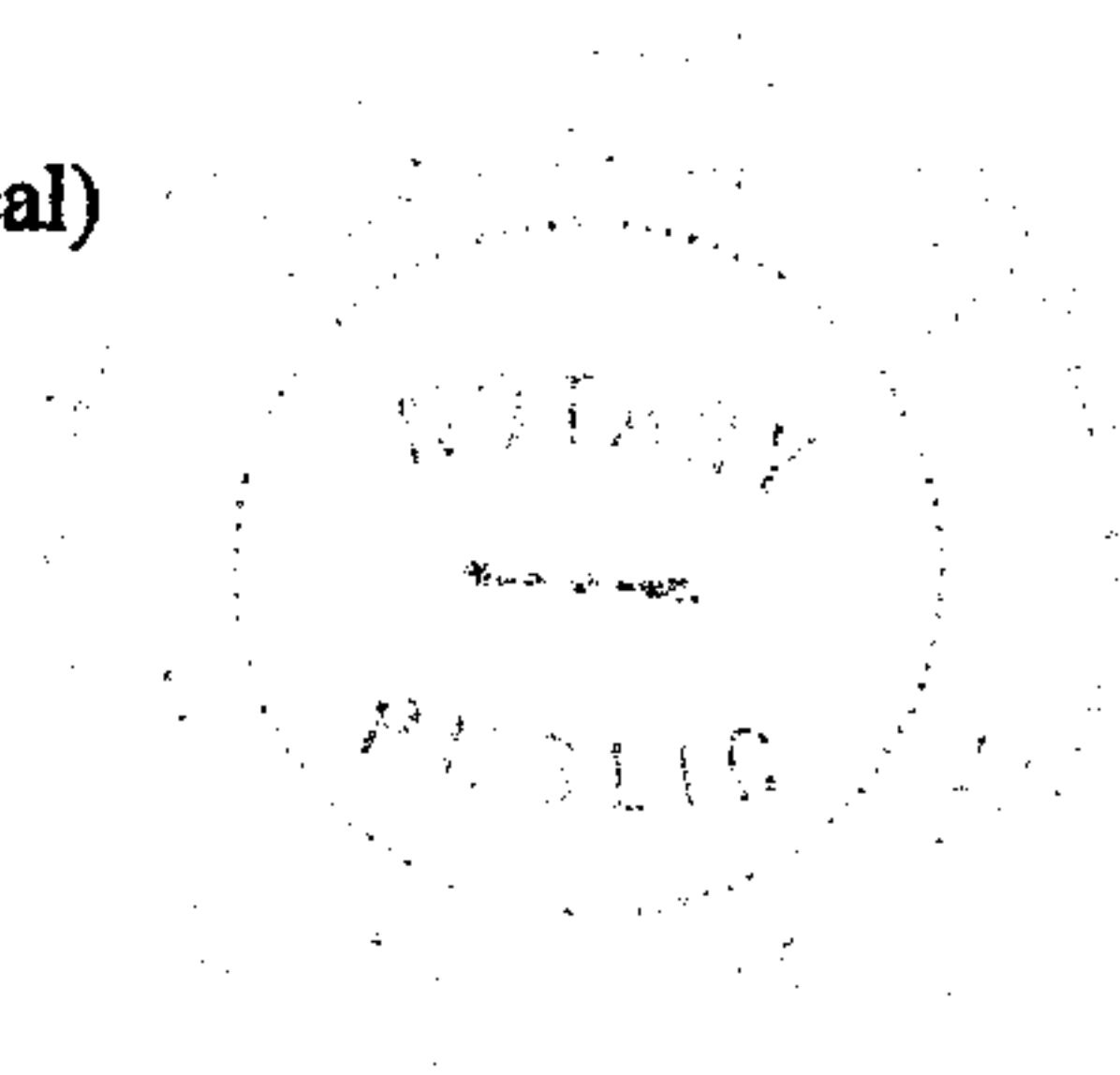
STATE OF ALABAMA
COUNTY OF Montgomery

I, the undersigned, a Notary Public in and for said County, in said State, hereby
certify that Lori Collier, a married woman, whose name is signed to the foregoing
instrument, and who is/are known to me, acknowledged before me on this day, that, being
informed of the contents of the said instrument, she executed the same voluntarily on the
day the same bears date.

Given under my hand and official seal this, the 17th day of September
2013.

Dixie G. Brown
Notary Public
Print Name: Dixie G. Brown
Commission Expires: 12/21/2015

(Notary Seal)



Real Estate Sales Validation Form

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

Grantor's Name Larry Collier
Mailing Address 104 Rocky Ridge Dr
145 Taylor Rd
Montgomery AL 35080
Property Address 104 Rocky Ridge Dr
Helena AL 35080

Grantee's Name Carol D Berry
Mailing Address 145 Taylor Road N
Apt 5
104 Rocky Ridge Dr
Helena

Date of Sale 9-18-13 AL

Total Purchase Price \$ 88,000 35080

or

Actual Value \$ _____

or

Assessor's Market Value \$ _____



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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 9-18-13

Print _____

Unattested

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one