


This instrument was prepared without
benefit of title evidence or survey by:

William R. Justice
P.O. Box 587, Columbiana, Alabama 35051

Grantee's address:
77 Raley Street
Vincent, AL 35178

WARRANTY DEED

STATE OF ALABAMA


20131212000478990 1/3 \$53.00
Shelby Cnty Judge of Probate, AL
12/12/2013 03:15:25 PM FILED/CERT

SHELBY COUNTY **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of One and no/100 DOLLARS (\$1.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the undersigned Stephanie Jane Childers, married (herein referred to as GRANTOR) does grant, bargain, sell and convey unto Margie Anita Robertson (herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama to-wit:

Commence at the Northeast corner of the NE 1/4 of SE 1/4 of Section 15, Township 19 South, Range 2 East; thence run South along the East line of said 1/4-1/4 Section a distance of 74 feet to the point of beginning of the property herein conveyed; said point also being the South line of Cottage Hills Subdivision; thence continue South along the East line of said 1/4-1/4 Section a distance of 562.5 feet to a point; thence turn right and run in a Southwesterly direction a distance of 555 feet to a point on Raley Street; said point being the Southeast corner of the Grantor's other property; thence run North 30 deg. 32 min. East a distance of 806.8 feet along the Grantor's present property line to a point; thence run in an Easterly direction a distance of 92 feet to the point of beginning. Also, an easement for ingress, egress, and utilities 30 feet wide leading from Raley Street to the above described property across the southernmost portion of Grantor's remaining property.

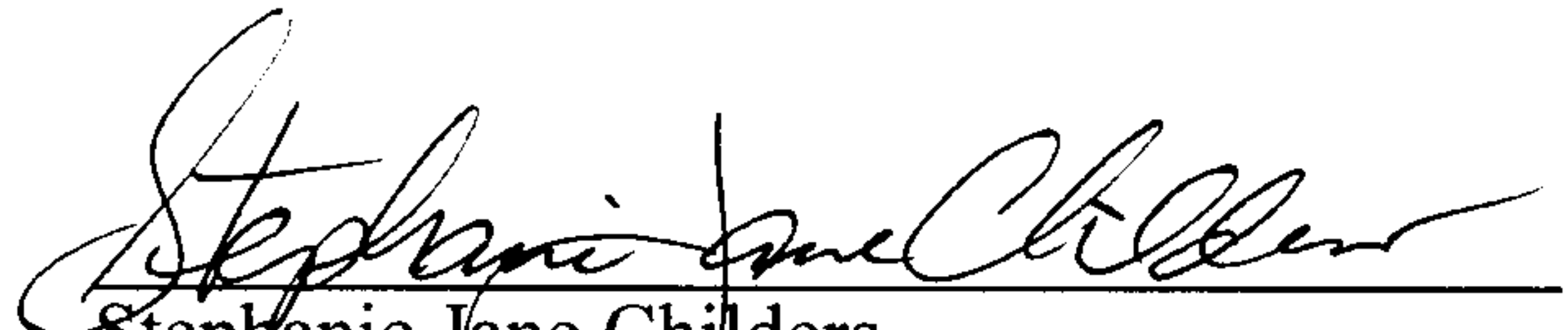
The above-described property is not the homestead of GRANTOR or her spouse.

TO HAVE AND TO HOLD to the said GRANTEE, his, her or their heirs and assigns forever.

And GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEE and GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and GRANTOR'S heirs, executors and administrators

shall warrant and defend the same to the said GRANTEE and GRANTEE'S heirs and assigns forever, against the lawful claims of all persons.

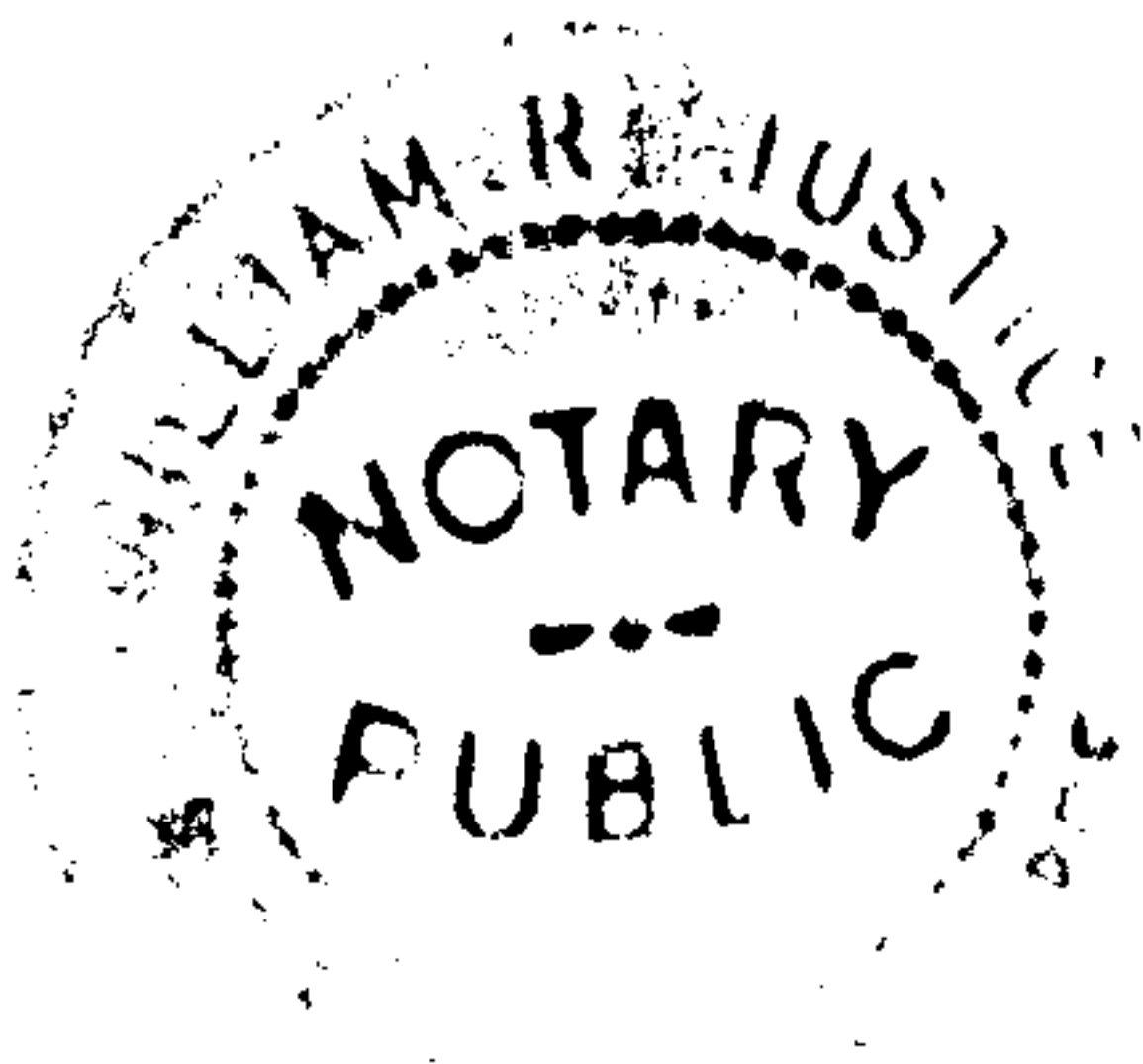
IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this 12th day of December, 2013.



Stephanie Jane Childers


STATE OF ALABAMA
SHELBY COUNTY General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Stephanie Jane Childers, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12th day of December, 2013.




Notary Public


20131212000478990 2/3 \$53.00
Shelby Cnty Judge of Probate, AL
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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 Stephanie Jane Childers
Mailing Address 7417 Quail Ridge Dr.
Pinson, AL 35126

Grantee's Name Margie Anita Robertson
Mailing Address 77 Raley St
Vincent, AL 35178

Property Address Raley St.
Vincent, AL

Date of Sale 12-12-13
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 32,680.00

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 12-12-13

Print Stephanie Jane Childers

☐ Unattested

Sign

(verified by)

Stephanie Jane Childers
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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