

This instrument was prepared by:

Marks Davidson LLC  
123 Perkins Pointe  
Columbiana, Alabama 35051

Shelby County, AL 01/08/2014  
State of Alabama  
Deed Tax: \$141.00

Send Tax Notice To:

Marks & Charlotte Davidson  
123 Perkins Pointe  
Columbiana, Alabama 35051

STATE OF ALABAMA


)

:

COUNTY OF SHELBY

)

**GENERAL WARRANTY DEED**

  
20140108000008060 1/3 \$161.00  
Shelby Cnty Judge of Probate, AL  
01/08/2014 01:46:49 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **one dollar and 00/100 (\$1.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Marks Davidson LLC** (hereinafter referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Ira Marks Davidson and Charlotte A. Davidson** a married couple (hereinafter referred to as GRANTEE), his heirs and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

Lot 24, according to the survey of Perkins Landing, Sectors 1 & 2, a condominium, in Shelby County, Alabama, as established by that certain Declaration of Condominium as recorded in Instrument 2000-24647, and Articles of Incorporation of Perkins Landing Residential Association, Inc. as recorded in Instrument 2000-2468 in the Probate Office of Shelby County, Alabama together with an undivided 1/51 interest in the common elements of Perkins Landing Sectors 1 & 2, a Condominium as set out in the Declaration of Condominium and according to the survey of Perkins Landing Sectors 1 & 2, a Condominium recorded in Map 27, Page 33, and that certain Resurvey of Lots 14, 15, 28, 29, and Common area E as recorded in Map 27, page 130 in the Probate Office of Shelby County Alabama.

Subject To:

Ad valorem taxes for 2013 and subsequent years. Existing covenants and restrictions, easements, building lines and limitations of record.

All of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, his heirs and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR, is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said county; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his and her hand and seal this the 31<sup>st</sup> day of December 2013.

Marks Davidson LLC

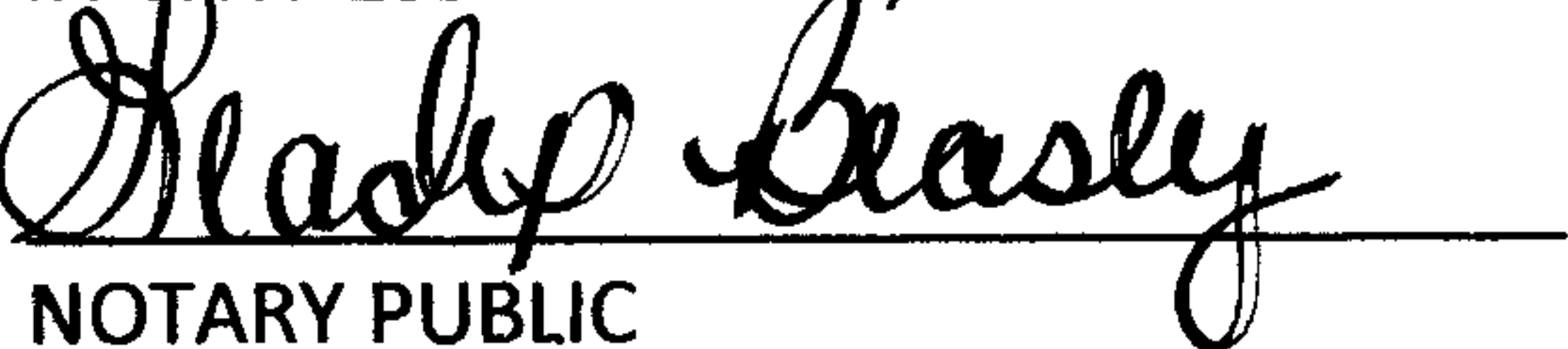
By: 

It's: Managing Member

STATE OF ALABAMA                     )  
   :  
COUNTY OF SHELBY                 )

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Ira Marks Davidson, a married 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 Instrument he executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 31 day of December 2013.



NOTARY PUBLIC

My Commission Expires:



20140108000008060 2/3 \$161.00  
Shelby Cnty Judge of Probate, AL  
01/08/2014 01:46:49 PM FILED/CERT



# Real Estate Sales Validation Form

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

Grantor's Name Marks Davidson LLC  
Mailing Address 123 Perkins Pointe  
Columbia, AL 35051

Grantee's Name Marks Davidson  
Mailing Address 123 Perkins Pointe  
Columbia, AL 35051

Property Address 123 Perkins Pointe  
Columbia, AL 35051

Date of Sale 12/31/13  
Total Purchase Price \$ \_\_\_\_\_

or  
Actual Value \$ \_\_\_\_\_

or  
Assessor's Market Value \$ 140,950<sup>00</sup>

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 Record

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 12/31/2013

Print Marks Davidson LLC

Unattested \_\_\_\_\_

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

