

Send Tax Notice to:
Crit DeMent
6130 Highway 10
Montevallo, Al 35115

Instrument Prepared By:
Patrick E. Kennedy, Esq.
230 Bearden Road
Pelham, Alabama 35124

GENERAL WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS:

This Deed is made by and between Frances B. DeMent, hereinafter called "Grantor", and Crit DeMent, hereinafter called "Grantee".

The Grantor, for and in consideration of Fifty Thousand and No/100 (\$50,000.00) Dollars, and no other good and valuable consideration in hand paid by the Grantee, the receipt of which is hereby acknowledged, does hereby grant, bargain, convey and sell to Grantee the following described real estate and improvements thereon located in Shelby County, Alabama:

TRACT 4, ACCORDING TO THE MAP OF SHADY ACRES, RECORDED IN MAP BOOK 26, PAGE 52, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

ALSO INCLUDES A MANUFACTURED HOME: 1997 (YEAR) SOUTHERN (MAKE) SOUTHERN (MODEL) 76' X 16' (SIZE) SSDAL197142 (SERIAL NUMBER).

Being situated in Shelby County, Alabama.

Subject to:


1. Taxes and assessments for the year of 2012, and subsequent years, which are not yet due and payable. Tax information has been based on the present assessment roles, but is subject to any future adjustments that may be made by either the Tax Assessor or the Board of Equalization of Shelby County, Alabama.

2. Any loss, claim, damage, or expense including additional tax due, if any, arising from or due to the fact that ad valorem taxes for subject property have been paid under a current use assessment.

3. All existing easements for water, gas, sewer, telephone, and electric lines.

The property herein conveyed is not and never has been the homestead of Grantors.

Shelby County, AL 02/04/2014
State of Alabama
Deed Tax: \$50.00


20140204000032000 1/3 \$70.00
Shelby Cnty Judge of Probate, AL
02/04/2014 01:08:08 PM FILED/CERT

TO HAVE AND TO HOLD unto the said Grantee its successors and assigns, in fee simple absolute forever.

Grantor covenants with the said Grantee, its successors and assigns, that she is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that he has a good right to sell and convey the same as aforesaid; that he will warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, has caused this conveyance to be signed on the 27 day of December, 2013

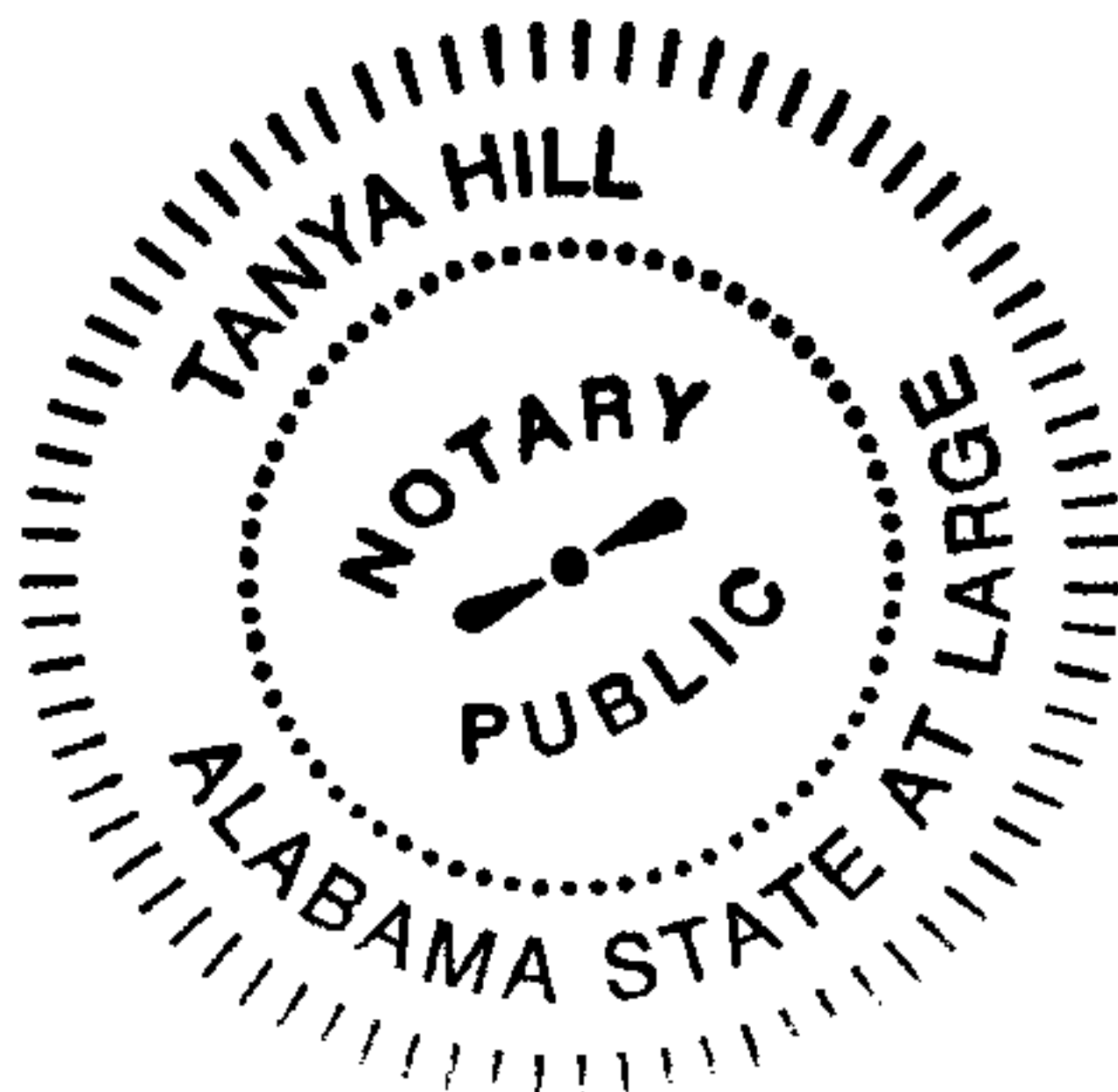
By:

Frances B. DeMent
Frances B. DeMent

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, the undersigned, a Notary Public in and for said county in said state, hereby certify Frances B. DeMent, whose name is signed to the foregoing, and who is known to me, acknowledged before me on this date that, he executed the same voluntarily. Given under my hand and seal this 27th day of December 2013.

Tanya Hill
Notary Public
My Commission Expires: 7/2017



20140204000032000 2/3 \$70.00
Shelby Cnty Judge of Probate, AL
02/04/2014 01:08:08 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 Frances B. DeMent
Mailing Address 6130 Hwy 10
Montevallo, AL 35115

Grantee's Name Crit DeMent
Mailing Address 6130 Hwy 10
Montevallo, AL 35115

Property Address 6130 Hwy 10
Montevallo, AL 35115

Date of Sale 12/27/13
Total Purchase Price \$ 50,000.00
or
Actual Value \$ _____
or
Assessor's Market Value \$ _____

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 _____

Print Patrick Kennedy, Atty

Unattested _____

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



20140204000032000 3/3 \$70.00
Shelby Cnty Judge of Probate, AL
02/04/2014 01:08:08 PM FILED/CERT

Form RT-1