



20140221000048820 1/2 \$25.00
Shelby Cnty Judge of Probate, AL
02/21/2014 02:53:16 PM FILED/CERT

This instrument was prepared by:
Wallace, Ellis, Fowler, Head & Justice
P O Box 587
Columbiana, AL 35051

Send Tax Notice to:
Bradley A. Enns
1437 Tara Drive
Columbiana, AL 35051

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in order to divide jointly owned real estate, the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, we, **Gail J. Owen, an unmarried woman, (herein referred to as grantor, whether one or more)** does grant, bargain, sell and convey unto, **Bradley A. Enns, (herein referred to as grantee, whether one or more)**, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 2B of the Lake at Bonnie Blue, as recorded in Map Book 43, Page 106, in the office of the Judge of Probate of Shelby County, Alabama.

Subject to applicable restrictions as listed in Instrument #1997-23608 in the Probate Office of Shelby County, Alabama.

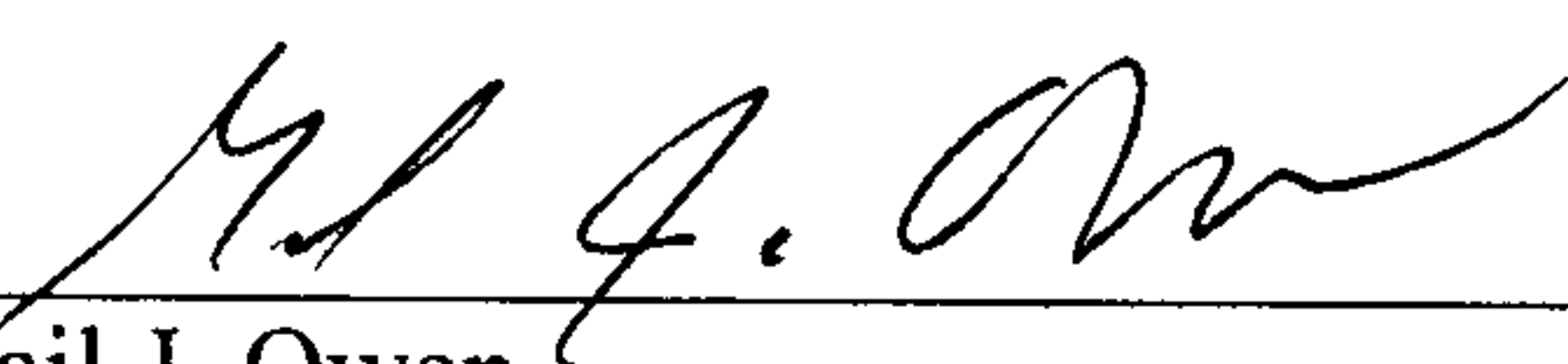
No primary or secondary structure may be constructed on the above property within 120 feet of the closest shoreline.

\$121,000.00 of the above recited purchase price was paid from a mortgage being recorded simultaneously herewith.

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

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that I (we) have a good right to sell and convey the same as aforesaid, that I (we) will, and my (our) heirs, executors and administrators shall, warrant and defend the same to the said Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 20th day of February, 2014.

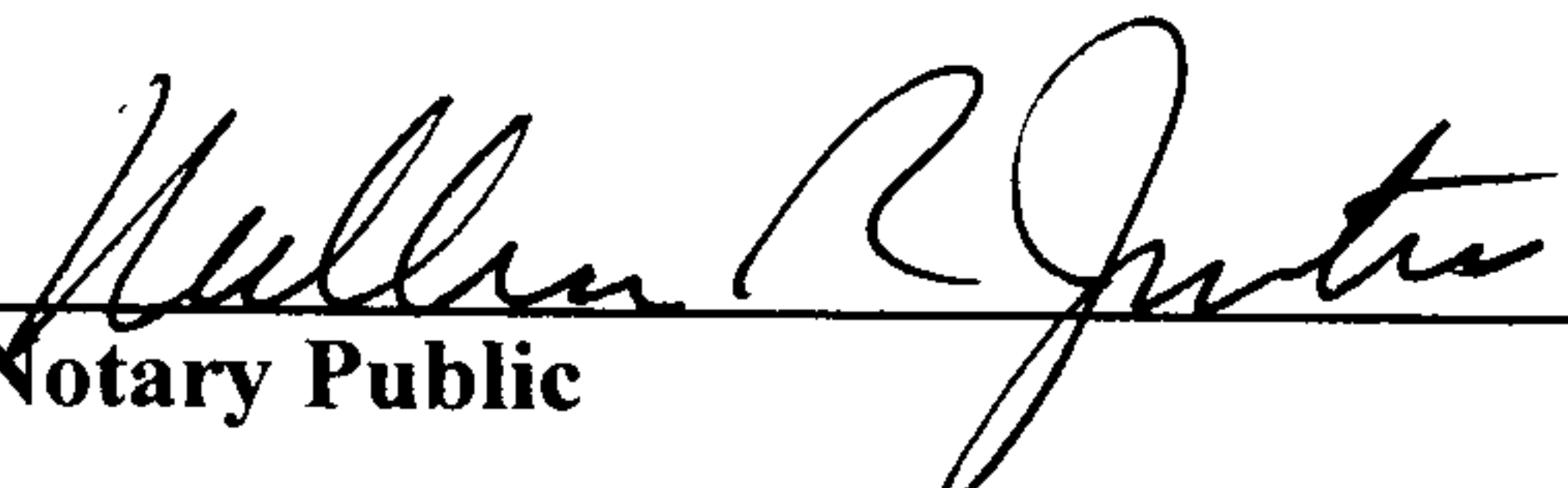

Gail J. Owen

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Gail J. Owen, who 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 20th day of February, 2014.




Notary Public

Shelby County, AL 02/21/2014
State of Alabama
Deed Tax: \$8.00

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40.22.1

Grantor's Name : Gail J. Owen
Mailing Address 101 Chelsea Road
Columbiana, AL 35051

Grantee's Name: Bradley A. Enns
Mailing Address: 1437 Tara Drive
Columbiana, AL 35051

Property Address: Lot 2B, Lake at Bonnie Blue

Date of Sale 2-20-14
Total Purchase Price \$ 129,000.00
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 2-20-14

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

Print Gail J. Owen

☐ Unattested

(Verified by)