

THIS INSTRUMENT PREPARED BY
WALLACE, ELLIS, FOWLER, HEAD & JUSTICE
P. O. BOX 587
COLUMBIANA, ALABAMA 35051

SEND TAX NOTICE TO:

Kristy Ruston Akin

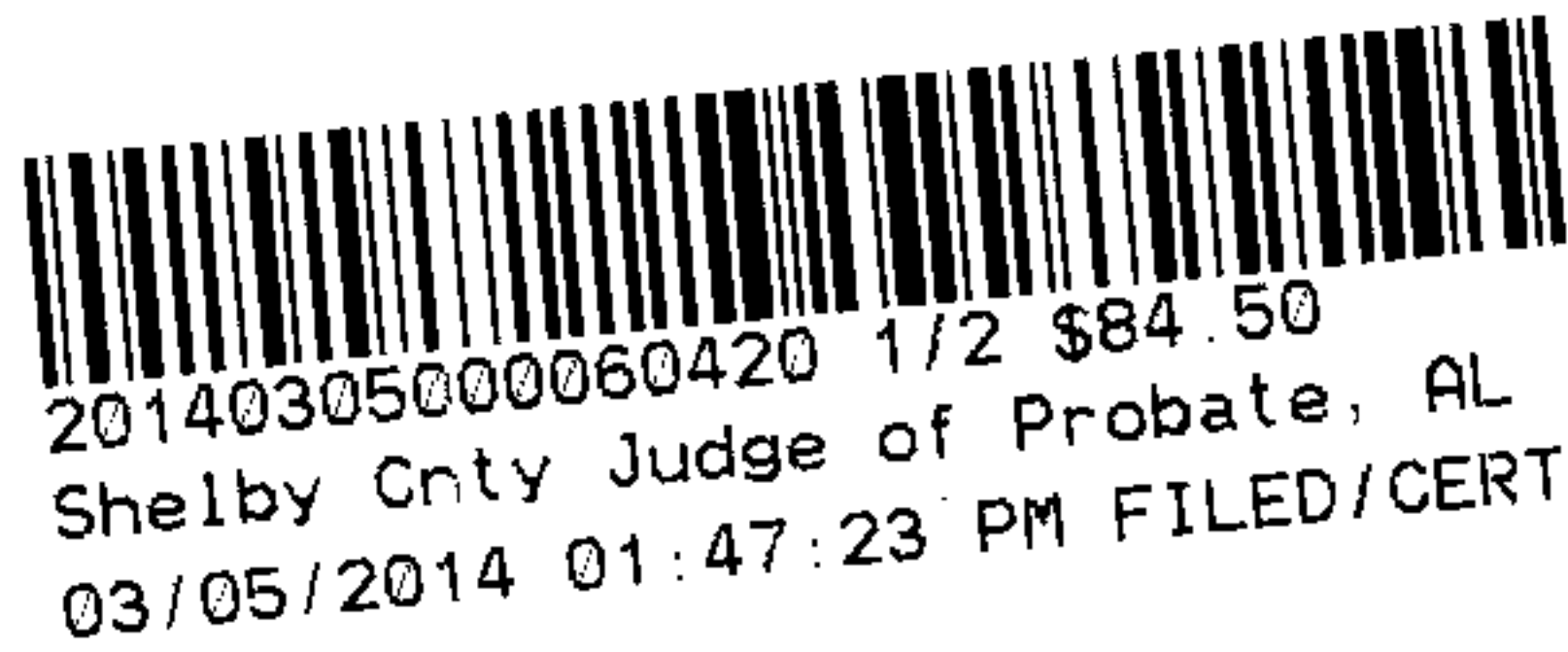
2335 Mooney Road

Columbiana, AL 35051

Shelby County, AL 03/05/2014
State of Alabama
Deed Tax: \$67.50

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY



KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **One Dollar and Love and Affection (\$1.00)**, the Total Market Value of which is \$67,380.00, according to the appraisal records on file in the Office of the Shelby County Property Tax Commissioner at the time of the execution of this instrument, in hand paid to the undersigned Grantor, by the Grantee herein, the receipt whereof is hereby acknowledged, I,

Milton D. Ruston, an unmarried man
whose mailing address is 2335 Mooney Road, Columbiana, Alabama 35051

(herein referred to as GRANTOR) do hereby grant, bargain, sell, and convey unto

Kristy Ruston Akin
whose mailing address is 2335 Mooney Road, Columbiana, Alabama 35051

(herein referred to as GRANTEE) the following described real estate, situated in Shelby County, Alabama, the address of which is 2335 Mooney Road, Columbiana, Alabama 35051, to-wit:

A portion of the NE 1/4 of SW 1/4 of Section 32, Township 21 South, Range 1 East, Shelby County, Alabama, described as follows: Commence at the Southwest corner of said forty; thence run East along the South line of said forty 575 feet; thence North and parallel with the West line of said forty 265 feet; thence West and parallel with the South line of said forty 575 feet to the West line of said forty; thence South along the West line of said forty, 265 feet to the point of beginning, containing 4 acres, more or less; LESS AND EXCEPT approximately 0.75 acre, more or less, which was heretofore deeded by Grantor to Ricky P. Ruston.

(Description supplied by parties. No verification of title or compliance with governmental requirements has been made by preparer of deed.)

TO HAVE AND TO HOLD unto the said GRANTEE her heirs and assigns, forever.

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 5 day of March, 2014.

Milton D. Ruston (SEAL)
Milton D. Ruston

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Milton D. Ruston**, an unmarried 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 conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5 day of March, 2014.

Frank Ellis (SEAL)
Notary Public

Real Estate Sales Validation Form

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

Grantor's Name Milton D. Ruston
Mailing Address 2335 Mooney Road
Columbiana, AL 35051

Grantee's Name Kristy Ruston Akin
Mailing Address 2335 Mooney Road
Columbiana, AL 35051

Property Address 2335 Mooney Road
Columbiana, AL 35051

Date of Sale 03-5-2014
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$67,380.00

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 ☐ Appraisal
☐ Sales Contract ☒ Other Based on Total Market Value on file in the
☐ Closing Statement Office of the Shelby County Property Tax Commissioner

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 03-5-2014

Print Milton D. Ruston

☒ Unattested

Sign

Milton D. Ruston

(verified by)

(Grantor/Grantee/Owner/Agent) ☒



20140305000060420 2/2 \$84.50
Shelby Cnty Judge of Probate, AL
03/05/2014 01:47:23 PM FILED/CERT

Form RT-1