

PREPARED BY:  
WENDY A HARTLEY, ATTORNEY AT LAW  
PO Box 381911  
Birmingham, AL 35238 - 1911  
(205)980-5550

SEND TAX NOTICE TO:

Donna K & Ricky D Allen  
38 Cole Drive  
Chelsea, AL 35043

## WARRANTY DEED

**STATE OF ALABAMA}**  
**SHELBY COUNTY}**

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Two Thousand Five Hundred and no/100 Dollars (\$2500.00) to the undersigned Grantor in hand paid by the GRANTEE herein, the receipt whereof is acknowledged that I, **Terry Jeannette Cole**, an unmarried woman (herein referred to as GRANTOR) do grant, bargain, sell, and convey unto **Donna K and Ricky D Allen**, a married couple, (herein referred to as GRANTEE), the following described real estate situated in Shelby County, Alabama to wit:

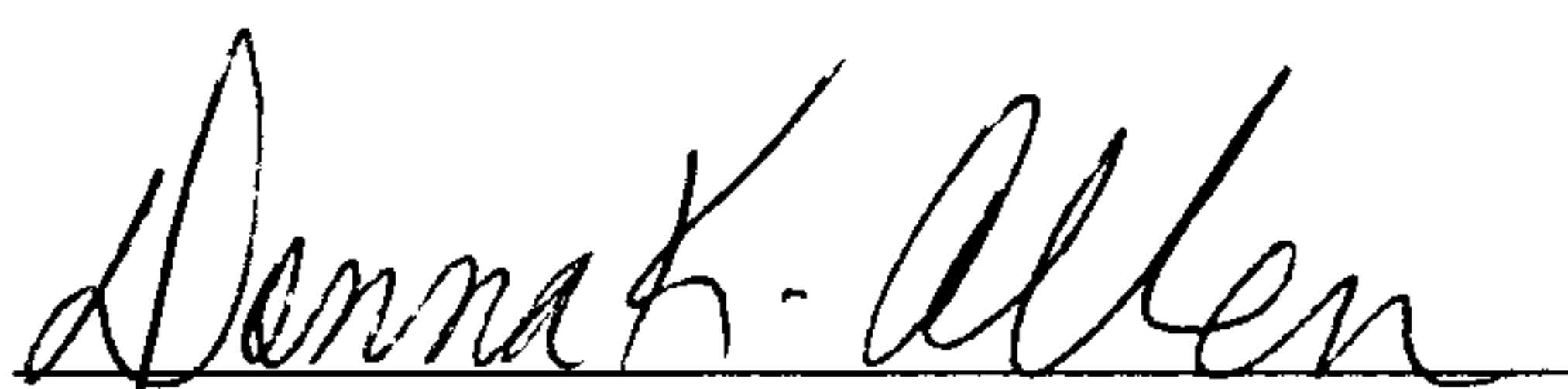
*Commence at the NW Corner of the NW 1/4 of the NE 1/4 of the SE 1/4 of Section 5, Township 20 South, Range 1 West, Shelby County, Alabama; then S00'28'05" W, a distance of 365.68'; thence S89'33'55"E, a distance of 684.76' to the POINT OF BEGINNING; thence continue along the last described course, a distance of 210.00'; thence S00'29'33" W, a distance of 296.94'; thence N89'30'29"W, a distance of 121.99'; thence N03'10'04"W, a distance of 55.32'; thence N89'20'13"W, a distance of 85.30'; thence N00'41'14"E, a distance of 241.27' to the POINT OF BEGINNING.*

*Said Parcel containing 1.32 acres, more or less.  
Exhibit A.*

TO HAVE AND TO HOLD Unto the said GRANTEE, their heirs an assigns forever.

And I do, for myself and for my heirs, executors, and administrators covenant with the said GRANTEE, their 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, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 7 day of March, 2014.


  
Witness

  
Terry Jeannette Cole, Grantor

STATE OF ALABAMA                    )  
SHELBY COUNTY                    )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that TERRY JEANNETTE COLE whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being infomed of the contents of the conveyance she has executed the same volunarily on the day the same bears date.

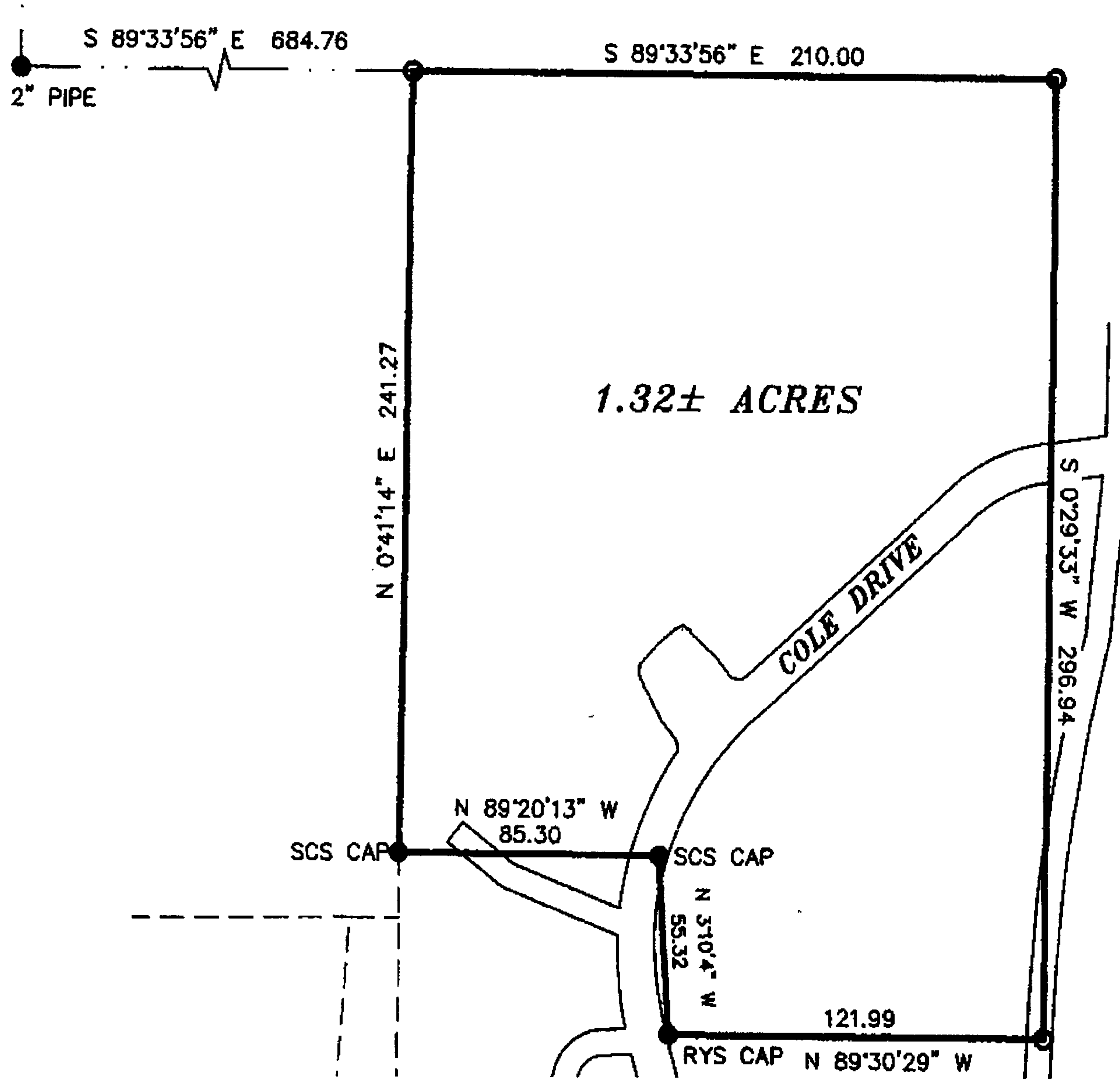
Given under my hand and official seal this the 6<sup>th</sup> day of March, 2014.

  
20140331000088820 1/3 \$22.50  
Shelby Cnty Judge of Probate, AL  
03/31/2014 10:14:11 AM FILED/CERT

Shelby County, AL 03/31/2014  
State of Alabama  
Deed Tax: \$2.50

  
**NOTARY PUBLIC**  
My Commission Expires: 3/7/14

Exhibit A



20140331000088820 2/3 \$22.50  
Shelby Cnty Judge of Probate, AL  
03/31/2014 10:14:11 AM 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 Ferry Cole  
Mailing Address Vincent, al

Grantee's Name Ricky Allen  
Mailing Address 38 Cole Dr.  
Chelsea, Al 35043

Property Address Cole Drive

Date of Sale 3/7/14  
Total Purchase Price \$ 2500.00  
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 bank check

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 3/31/14

Print Ricky D Allen

Sign Ricky D Allen

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

