

Transfer/Bill of Sale

20140512000142670 1/3 \$21.00
Shelby Cnty Judge of Probate, AL
05/12/2014 01:44:13 PM FILED/CERT

I, Jonathan R. Gardner, John A. Grimes and Scott A. Gardner do hereby this date May 9th 2014 do lease to own the following property located at 330 Valentine Circle, Wilsonville, AL 35186, property ID 193071001016.000 to Larry and Jerri Gardner effective the date of this signing.

Now and forever this property will be leased to own to Larry and Jerri Gardner. The amount of the lease will be \$500.00 per month will all dollars received going toward purchase price of \$89,000.00 (Eighty Nine Thousand dollars and zero cents. If at any time payments are not received Lessors my reclaim property without evictions process being done. This is understood by all parties.

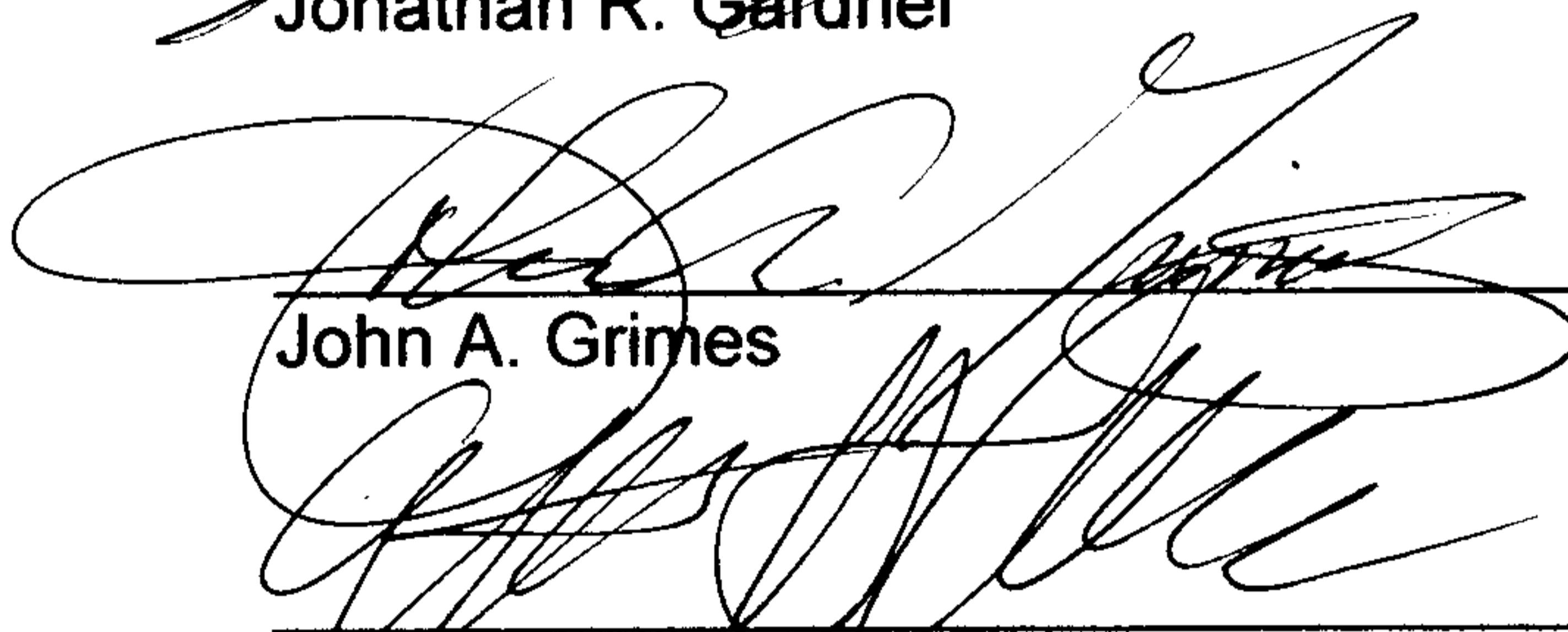
Lessors



Jonathan R. Gardner

5/9/14

Date



John A. Grimes

5/9/14

Date

Scott A. Gardner

5/9/14

Date

Lessees



Larry R. Gardner

5/9/14

Date

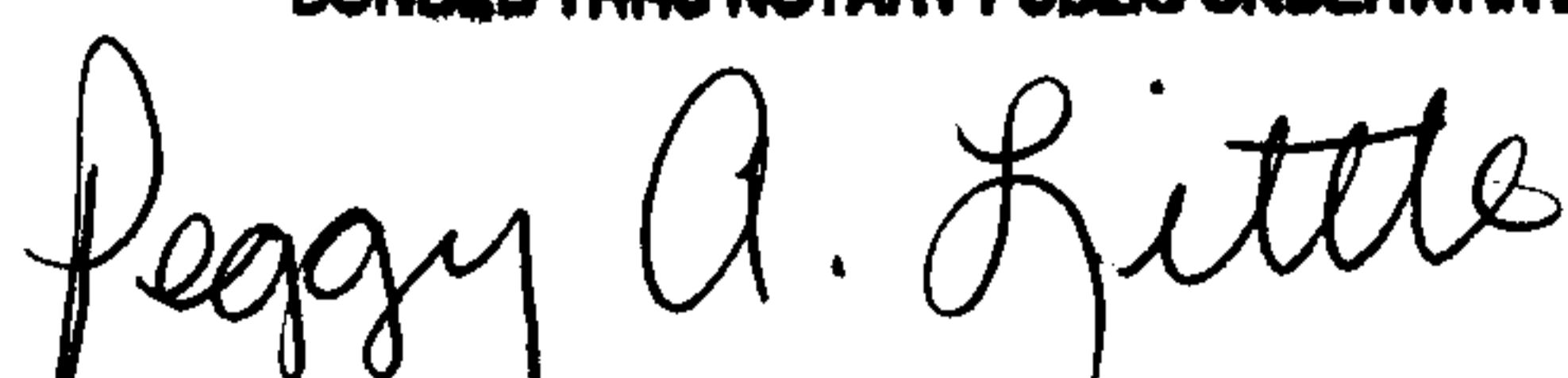


Jerri M. Gardner

5/9/14

Date

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Aug 11, 2015
BONDED THRU NOTARY PUBLIC UNDERWRITERS



May 9, 2014



DON ARMSTRONG
PROPERTY TAX COMMISSIONER
ASSESSMENT RECORD - 2014

P. O. BOX 1269
COLUMBIANA, ALABAMA 35051
Tel: (205) 670-6900
Printed On: 5/12/2014

PARCEL:	19 3 07 1 001 016.000	LAND VALUE 10%	\$13,200
CORPORATION:	I	LAND VALUE 20%	\$0
OWNER:	GARDNER JONATHAN R AKA GRIMES JOHN A & GARDNER SCOTT A	CURRENT USE VALUE	\$0
ADDRESS:	5054 EUBANKS RD BESSEMER, AL 35022	<u>CLASS 2</u>	
EXEMPT CODE:	MUN CODE: 10 WILSONVILLE	<u>CLASS 3</u>	
OVER 65 CODE:	DISABILITY CODE: EXM OVERRIDE AMT: \$0	MOBILE HOME SCRE 28SL150	\$1,340
PROPERTY CLASS: 03	SCHOOL DIST: 2	Manf. Home MHE 1 MHE0900	\$7,580
OVR ASD VALUE:	HS YEAR: 0	TOTAL MARKET VALUE:	\$22,120

CLASS USE	WEEKEND HOME	ASSMT. FEE:	
FOREST ACRES: 0	TAX SALE:	BOE VALUE:	
PREV. YEAR VALUE: \$22,120			

PARENT PARCEL:
REMARKS: DB 290 P 98;RB 269 PG 105;

Last Modified: 7/23/2013 7:10:22 AM

Property Address: 330 VALENTINE CIRCLE WILSONVILLE AL 35186

Contiguous Parcels:

CURR ASSMT: [NONE] MTG CODE : - LOAN : ACCOUNT NO : 11900208
Sort Code : RG00208

ASSESSMENT/TAX	CLASS	MUNCODE	ASSD. VALUE	TAX	EXEMPTION	TAX EXEMPTION	TOTAL TAX
STATE	3	10	\$2,220	\$14.43	\$0	\$0.00	\$14.43
COUNTY	3	10	\$2,220	\$16.65	\$0	\$0.00	\$16.65
SCHOOL	3	10	\$2,220	\$35.52	\$0	\$0.00	\$35.52
DIST SCHOOL	3	10	\$2,220	\$31.08	\$0	\$0.00	\$31.08
CITY	3	10	\$2,220	\$11.10	\$0	\$0.00	\$11.10
FOREST	03	10	\$0	\$0.00	\$0	\$0.00	\$0.00

ASSD. VALUE: \$2,220.00

\$108.78

GRAND TOTAL:

\$108.78

Shelby Tax

INSTRUMENTS

INST NUMBER	DATE	SALE DATE	SALE PRICE	SALE TYPE	RATIOABLE
<u>20060310000114130</u>	2/13/2006	No Sales Information on Record			

SALES INFORMATION

SALE DATE
No Sales Information on Record

LEGAL DESCRIPTION

MAP NUMBER: 19 3 07 1 000 CODE1: 00 CODE2: 00

MAP BOOK: 00 PAGE: 000

SUB DIVISON1:

MAP BOOK: 00 PAGE: 000

SUB DIVISON2:

PRIMARY LOT: PRIMARYBLOCK: 000
SECONDARY LOT: SECONDARYBLOCK: 000


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SECTION2 00	TOWNSHIP2 00	RANGE2 00
SECTION3 00	TOWNSHIP3 00	RANGE3 00
SECTION4 00	TOWNSHIP4	RANGE4
LOT DIM1 100.00	LOT DIM2 200.00	ACRES 0.000

SQ FT 0.000

METES AND BOUNDS:

REMARKS:

Tax Year	Entity Name	Mailing Address
2014	GARDNER JONATHAN R AKA GRIMES JOHN A & GARDNER SCOTT A	5054 EUBANKS RD, BESSEMER AL - 35022
2013	GARDNER JONATHAN R AKA GRIMES JOHN A & GARDNER SCOTT A	5054 EUBANKS RD, BESSEMER AL - 35022
2012	GARDNER JONATHAN R AKA GRIMES JOHN A & GARDNER SCOTT A	5054 EUBANKS RD, BESSEMER AL - 35022
2011	GARDNER JONATHAN R AKA GRIMES JOHN A & GARDNER SCOTT A	5054 EUBANKS RD, BESSEMER AL - 35022
2010	GARDNER JONATHAN R AKA GRIMES JOHN A & GARDNER SCOTT A	330 VALENTINE CIRCLE, WILSONVILLE AL - 35186
2009	GARDNER JONATHAN R AKA GRIMES JOHN A & GARDNER SCOTT A	330 VALENTINE CIRCLE, WILSONVILLE AL - 35186
2008	GARDNER JONATHAN R AKA GRIMES JOHN A & GARDNER SCOTT A	330 VALENTINE CIRCLE, WILSONVILLE AL - 35186
2007	GARDNER JONATHAN R AKA GRIMES JOHN A & GARDNER SCOTT A	330 VALENTINE CIRCLE, WILSONVILLE AL - 35186
2006	PARKER JOHNIE & LENNIE L	1029 BARNES DRIVE, BESSEMER AL - 35020
2005	PARKER JOHNIE & LENNIE L	1029 BARNES DRIVE, BESSEMER AL - 35020
2004	PARKER JOHNIE & LENNIE L	1029 BARNES DRIVE, BESSEMER AL - 35020
2003	PARKER JOHNIE & LENNIE L	1029 BARNES DRIVE, BESSEMER AL - 35020

Ownership Changes:

Eff. Date	Tax Year	Entity Name	Mailing Address
2/13/2006	2007	GARDNER JONATHAN R AKA GRIMES JOHN A & GARDNER SCOTT A	330 VALENTINE CIRCLE, WILSONVILLE AL - 35186

Real Estate Sales Validation Form

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

Grantor's Name Jonathan R. Gardner
Mailing Address 5054 Eubanks Rd
Bessemer, AL 35020

Grantee's Name Larry Gardner
Mailing Address 330 Valentine Cir
Wilsonville, AL 35186

Property Address 330 Valentine Cir
Wilsonville, AL
35186



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Date of Sale 5-9-14
Total Purchase Price \$ 709,000
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 5-12-14

Print LARRY R. GARDNER

Unattested
(verified by)

Sign Larry R. Gardner
(Grantor/Grantee/Owner/Agent) circle one