


Transfer/Bill of Sale

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

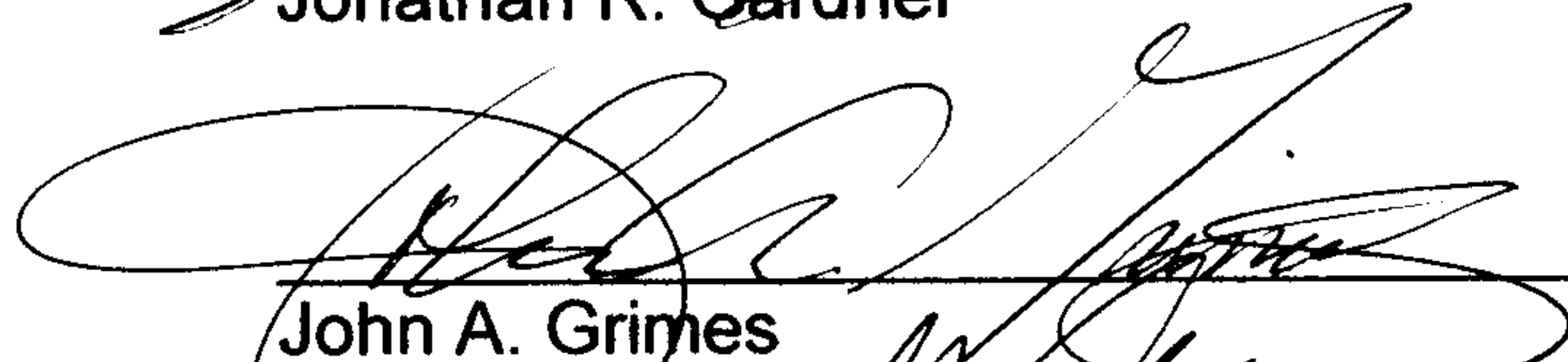
I, Jonathan R. Gardner, John A. Grimes and Scott A. Gardner do hereby this date May 9<sup>th</sup> 2014 do lease to own the following property located at 330 Valentine Circle, Wilsonville, AL 35186, property ID 14 307 1 001 016.000 to Larry and Jerri Gardner effective the date of this signing.

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.

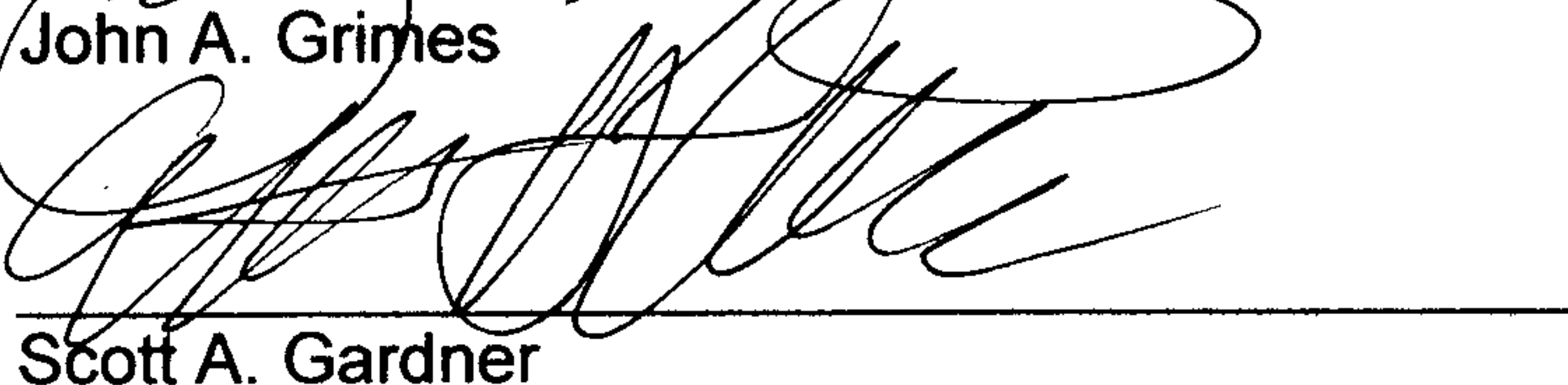
Lessors

  
Jonathan R. Gardner

5/9/14  
Date

  
John A. Grimes

5/9/14  
Date


  
Scott A. Gardner

5/09/14  
Date

Lessees

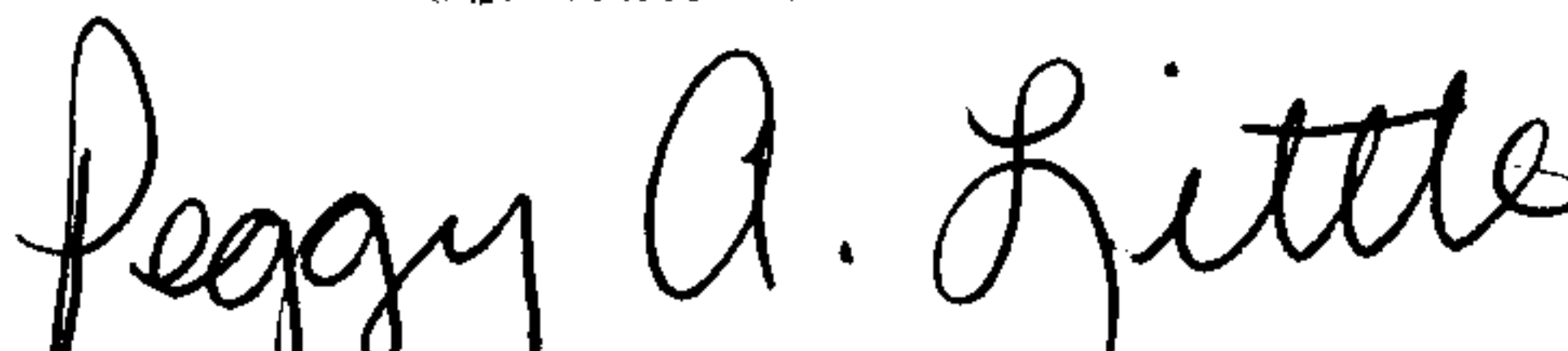
  
Larry R. Gardner

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  
CORPORATION: I  
OWNER: GARDNER JONATHAN R AKA GRIMES JOHN A & GARDNER SCOTT A

LAND VALUE 10% \$13,200  
LAND VALUE 20% \$0  
CURRENT USE VALUE \$0

ADDRESS: 5054 EUBANKS RD  
BESSEMER, AL 35022

EXEMPT CODE: MUN CODE: 10 WILSONVILLE  
OVER 65 CODE: DISABILITY CODE: EXM OVERRIDE AMT: \$0  
PROPERTY CLASS: 03 SCHOOL DIST: 2 HS YEAR: 0  
OVR ASD VALUE:

**CLASS 2**

**CLASS 3**

MOBILE HOME SCRE 28SL150 \$1,340  
Manf. Home MHE 1 MHE0900 \$7,580

TOTAL MARKET VALUE: \$22,120

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

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  
20060310000114130 2/13/2006

**SALES INFORMATION**


SALE DATE SALE PRICE SALE TYPE RATIOABLE  
No Sales Information on Record

**LEGAL DESCRIPTION**

MAP NUMBER: 19 3 07 1 000 CODE1: 00 CODE2: 00  
SUB DIVISON1:  
SUB DIVISON2:

MAP BOOK: 00 PAGE: 000  
MAP BOOK: 00 PAGE: 000

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 35186

Property Address 330 Valentine Cir  
Wilsonville AL  
35186

Date of Sale 5-9-14  
Total Purchase Price \$ 99,000

or  
Actual Value \$

or  
Assessor's Market Value \$



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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

Form RT-1