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Shelby

20140630000197630 1/2 \$61.00
Shelby Cnty Judge of Probate, AL
06/30/2014 12:14:25 PM FILED/CERT

THIS INSTRUMENT WAS PREPARED BY:

ALAN C. KEITH, ATTORNEY AT LAW
2100 LYNNGATE DRIVE
BIRMINGHAM, AL 35216

Send tax notice to:
Marla S. Gallavan
704 Branch Drive
Helena, AL 35080

WARRANTY DEED

STATE OF ALABAMA
Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS,

Source of title Deed Book 1996, page 21209.

That in consideration of Ten and 00/100 (\$10.00) Dollars to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Marla S. Gallavan fka Marla Sue Bunch and Patrick Gallavan, wife and husband (herein referred to as grantors) do grant, bargain, sell and convey unto Marla S. Gallavan, a married woman (herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama to-wit:

Lots 7, 9, 10 and 11, in Block 4, of Squires Map of Helena, as recorded in Map Book 3, page 121, in the Probate Office of Shelby County, Alabama.

The purpose of this deed is to change the style of the vested title owner to her new married name.

Subject to all rights of way, easements, covenants, mineral and mining rights, and restrictions of record.
Subject to current year ad valorem taxes, which are not yet due and payable.

TO HAVE AND TO HOLD to the said GRANTEE.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEE, his (her) heirs and assigns, that 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 GRANTEE, his (her) heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s), this June 12, 2014

_____(SEAL)

_____(SEAL)

Marla S. Gallavan fka Marla Sue Bunch (SEAL)
Marla S. Gallavan fka Marla Sue Bunch
Patrick Gallavan (SEAL)
Patrick Gallavan

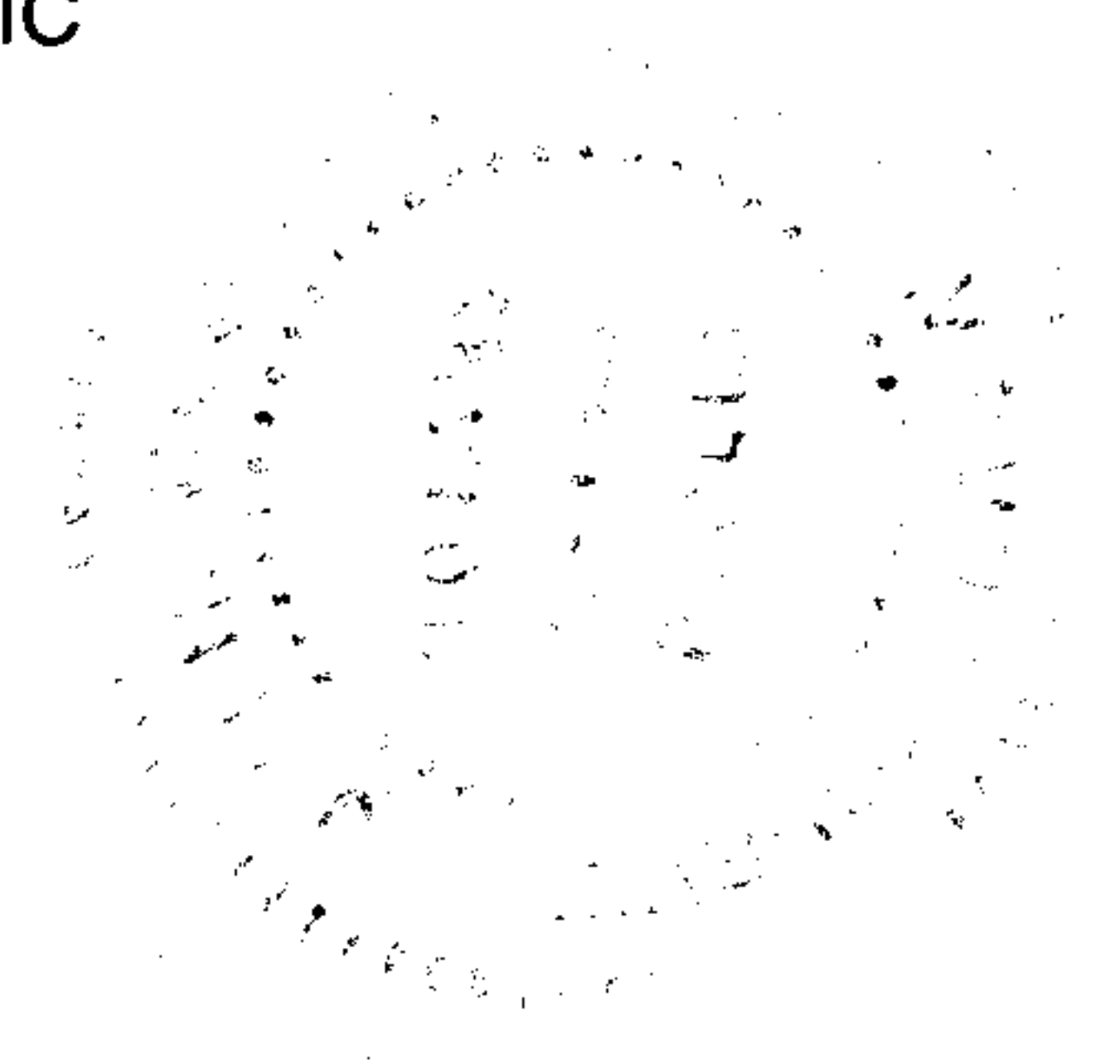
STATE OF ALABAMA
Jefferson COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Marla S. Gallavan fka Marla Sue Bunch and Patrick Gallavan, wife and husband, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day first written above.
Given under my hand and official seal on June 12, 2014

My commission expires: JAN 17th 2018

Julie Cossier
NOTARY PUBLIC

Shelby County, AL 06/30/2014
State of Alabama
Deed Tax: \$43.00



Real Estate Sales Validation Form

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

Grantor's Name Maria S. Gallavan
Mailing Address 704 Branch Drive
Helena AL
35080

Grantee's Name Maria S. Gallavan
Mailing Address 704 Branch Dr
Helena AL
35080

Property Address _____
same

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____

Assessor's Market Value \$ 85,840 1/2 \$43,000

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 tax assessor

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 6-12-14

Print MARIA S. GALLAVAN

☐ Unattested

Sign Maria S. Gallavan

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1