

This instrument was prepared by:
Law Offices of Lauren Sonnier, PLLC
(without benefit of title search)
P. O. Box 1516
Ocean Springs, MS 39566
228-327-1424

Send tax notice to:
MICHELLE BELL
2605 ROYAL COURT
PELHAM, AL 35124

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten Dollars (\$10.00), and other valuable consideration to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is hereby acknowledged, I or we, DAVID BELL and MICHELLE BELL, an unmarried woman, who acquired title as Husband and Wife (herein referred to as grantor, whether one or more), do warrant, grant, bargain, sell and convey unto MICHELLE BELL, an unmarried woman (herein referred to as grantee, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

Lot 13, according to the map or survey of Royal Oaks Fourth Sector, Unit II, as recorded in Map Book 9, Page 146, in the Probate Office of Shelby County, Alabama.

Being the same property conveyed from Fannie Mae aka Federal National Mortgage Association, a corporation by and through Sirote & Permutt, P.C., as Attorney and Fact to David Bell and Michelle Bell, by Special Warranty Deed, dated 1/28/2010, recorded on 2/17/2010 in Instrument No. 20100217000046350 in the Office of the Judge of Probate Shelby County, Alabama.

Commonly known as: 2605 Royal Court, Pelham, AL 35124
Date Acquired: January 28, 2010
Parcel ID#: 13-1-02-0-001-003-014

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

This Conveyance is made subject to covenants, restrictions, reservations and easements heretofore imposed upon the subject property of record.


And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their 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 stated above; that I (we) have a good right to sell and

14-1047

20140703000202660 1/4 \$39.50
Shelby Cnty Judge of Probate, AL
07/03/2014 12:59:46 PM FILED/CERT

Shelby County, AL 07/03/2014
State of Alabama
Deed Tax: \$16.50

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s)
this 10 day of June, 2014.


DAVID BELL


~~XXXXXXXXXXXXXXXXXXXX~~
MICHELLE BELL

~~FOUNDK~~ MICHELLE BELL

Grantee Address:
2605 Royal Court
Pelham, AL 35124

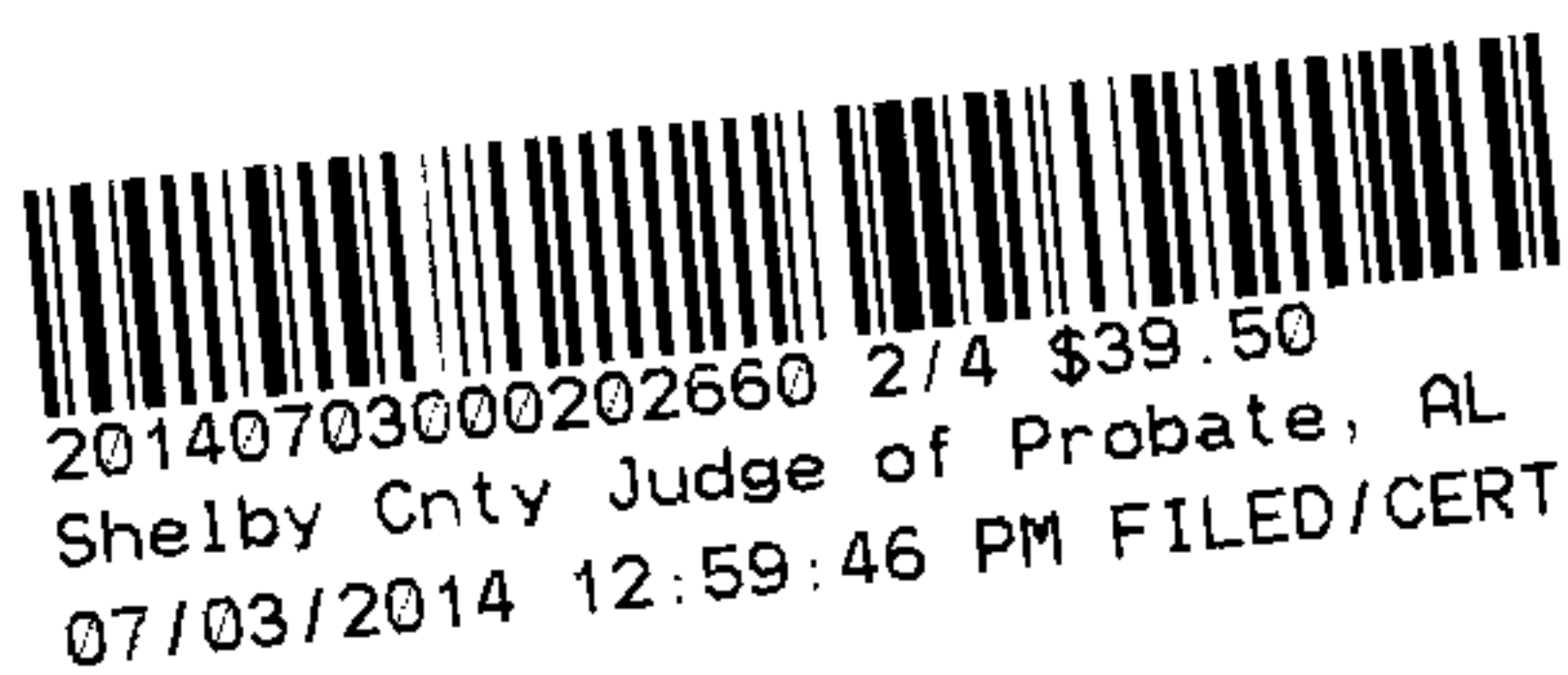
COUNTY OF SHELBY

Given under my hand this the 10TH day of JUNE, 2014.

Horace P. Stanton

Print Name: HORACE D. PETERSON JR.

Commission Expires: 08/31/2015

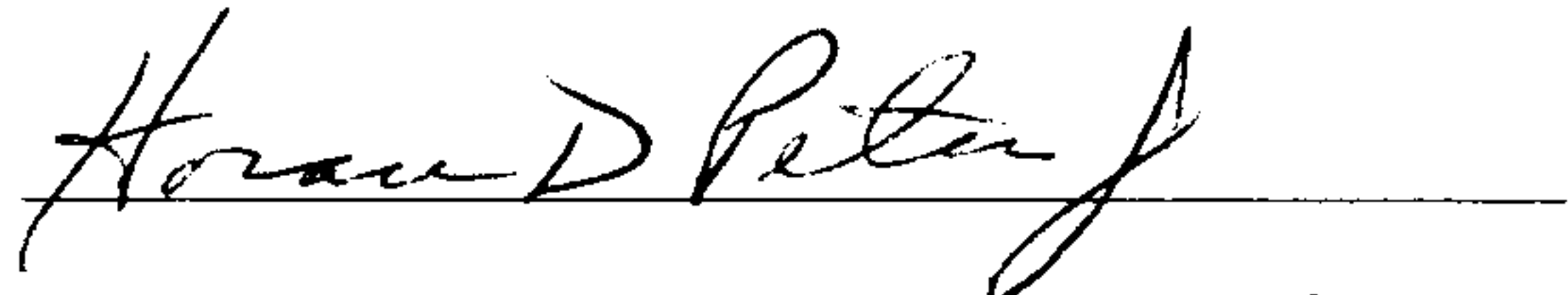


STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that DAVID BELL, 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 this the 10TH day of JUNE, 2014.



Print Name: HORACE D. PETERS JR.

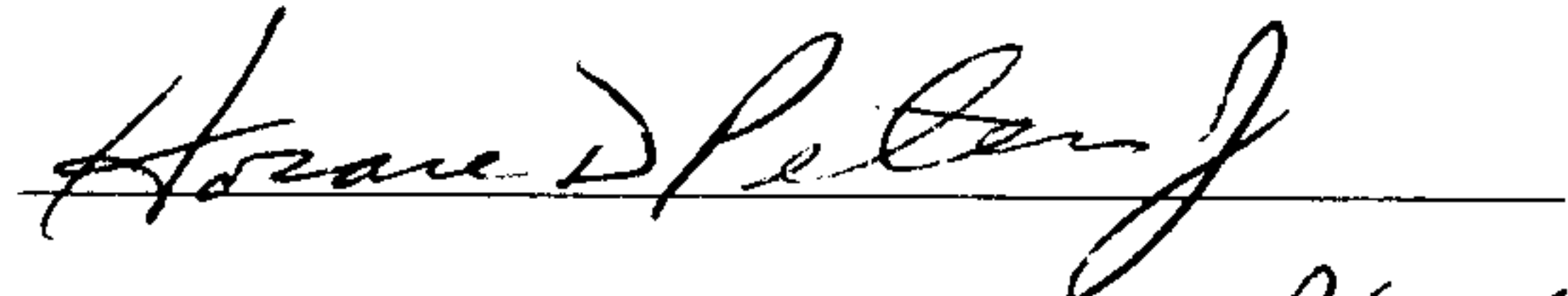
Commission Expires: 08/15/2015

STATE OF ALABAMA

COUNTY OF SHELBY


I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that MICHELLE BELL, 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, she executed the same voluntarily on the day the same bears date.

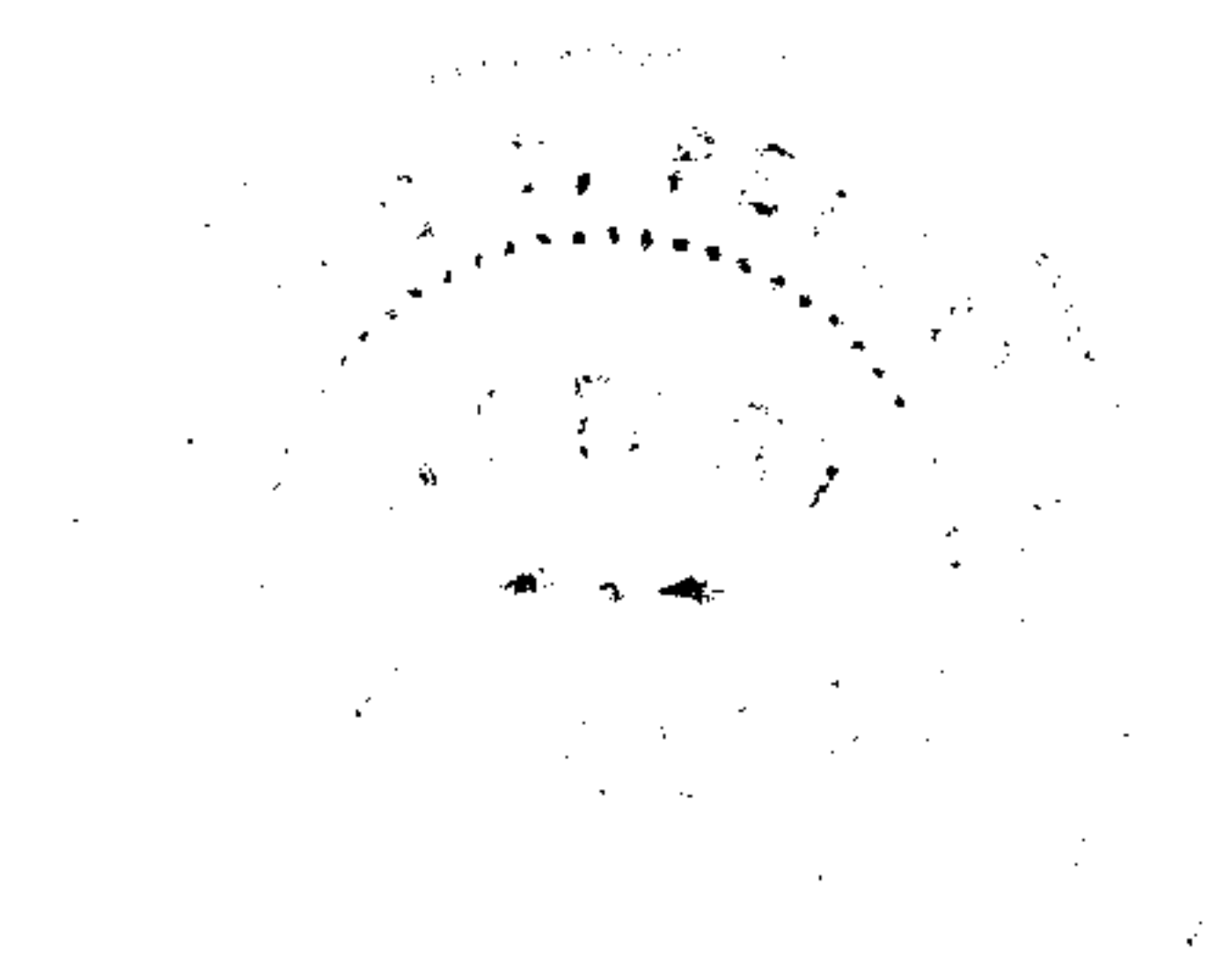
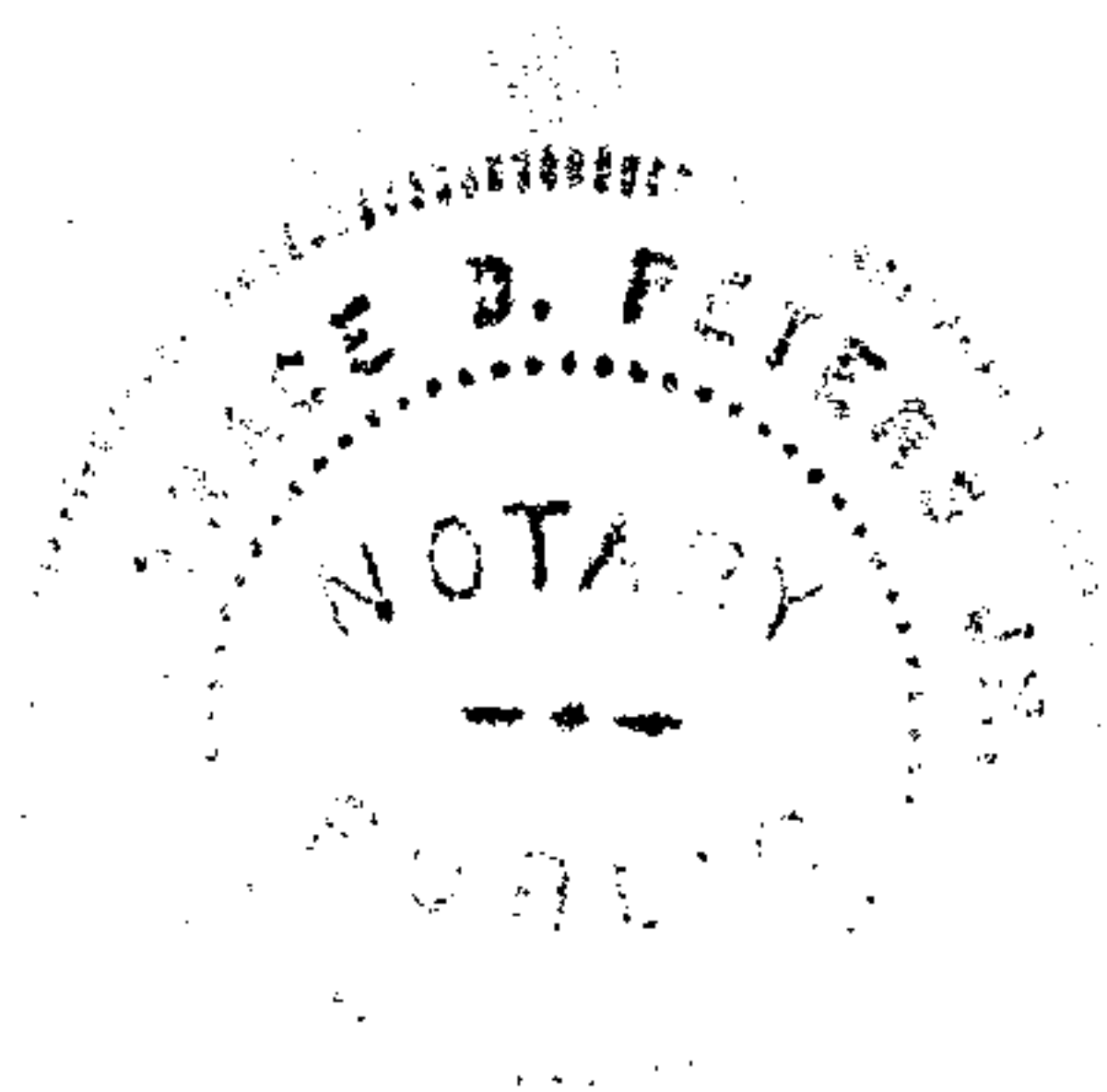
Given under my hand this the 10TH day of JUNE, 2014.



Print Name: HORACE D. PETERS JR.

Commission Expires: 08/15/2015


20140703000202660 3/4 \$39.50
Shelby Cnty Judge of Probate, AL
07/03/2014 12:59:46 PM 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 David Bell
Mailing Address Michelle Bell
2605 Royal Court
Pelham, AL 35124

Grantee's Name Michelle Bell
Mailing Address 2605 Royal Court
Pelham, AL 35124

Property Address 2605 Royal Court
Pelham, AL 35124

Date of Sale 10/6/2014
Total Purchase Price \$ 0

or
Actual Value \$ 0

or
Assessor's Market Value \$ 16180.00



20140703000202660 4/4 \$39.50
Shelby Cnty Judge of Probate, AL
07/03/2014 12:59:46 PM FILED/CERT

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)

- | | |
|--|--|
| <input type="checkbox"/> Bill of Sale | <input type="checkbox"/> Appraisal |
| <input type="checkbox"/> Sales Contract | <input checked="" type="checkbox"/> Other Assessed Value |
| <input type="checkbox"/> Closing Statement | |

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 06/10/14

Print Chini Rivera

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1