



Real Estate Sales Validation Form  
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Frankie C. Osborn

Grantee's Name Jacob R. Staton

Mailing Address 164 Hunter Hills Drive  
Chelsea, AL 35043

Mailing Address 121 County Road 130  
Jemison, AL 35085

Property Address 164 Hunter Hills Drive  
Chelsea, AL 35043

Date of Sale June 30, 2014

Total Purchase Price \$172,000.00

or

Actual Value \$

20140707000203980 07/07/2014 12:17:37  
PM DEEDS 2/2

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

Appraisal

Sales Contract

Other: \_\_\_\_\_

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 - Frankie C. Osborn, 164 Hunter Hills Drive, Chelsea, AL 35043.

Grantee's name and mailing address - Jacob R. Staton, 121 County Road 130, Jemison, AL 35085.

Property address - 164 Hunter Hills Drive, Chelsea, AL 35043

Date of Sale - June 30, 2014.

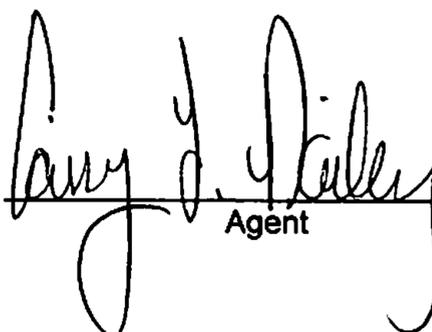
Total purchase price - The total amount paid for the purchase of the property, both real and personal, being  
conveyed by the instrument offered for record.

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 with 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: June 30, 2014

Sign  Agent



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
07/07/2014 12:17:37 PM  
\$26.00 CHERRY  
20140707000203980

