

This instrument was prepared without
benefit of title evidence by:

William R. Justice
P.O. Box 587, Columbiana, Alabama 35051

Grantee's address:
27657 Phillip Wagnon Dr.
Athens, AL 35613

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100 DOLLARS (\$1.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the undersigned Richard Curry, Jr., unmarried (herein referred to as GRANTOR), does grant, bargain, sell and convey unto Erika Curry (herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama to-wit:

Lots 1 through 9 and the South 30 feet of Lot 10 of Block 3 of Christian's Addition to Shelby, as recorded in Deed Book 13, Page 431, in the Probate Office of Shelby County, Alabama.


Subject to all easements, restrictions, conditions, and rights of way of record.

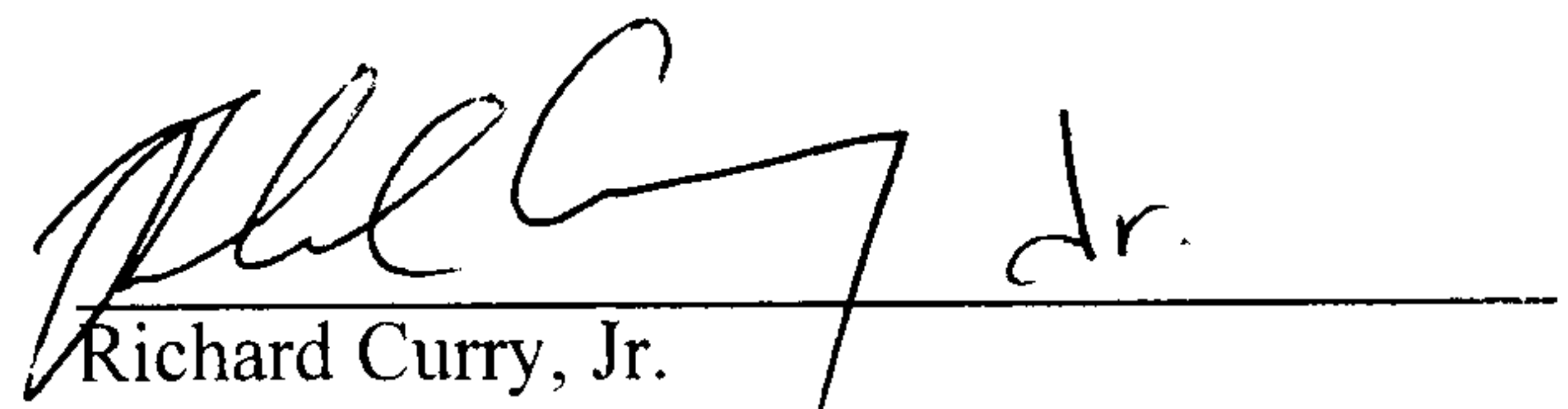
TO HAVE AND TO HOLD to the said GRANTEE, her heirs and assigns forever.

And GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEE and GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and GRANTOR'S heirs, executors and administrators shall warrant and defend the same to the said GRANTEE and GRANTEE'S heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this

12th day of March, 2014.


20140711000210370 1/3 \$40.00
Shelby Cnty Judge of Probate, AL
07/11/2014 11:59:17 AM FILED/CERT


Richard Curry, Jr.

Shelby County, AL 07/11/2014
State of Alabama
Deed Tax: \$20.00

STATE OF ALABAMA
COUNTY OF St. Clair

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Richard Curry, Jr., 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 and official seal this 12 day of March, 2014.

My Commission Expires 11-15-2017

Nancy Crow
Notary Public

My Commission Expires 11-15-2017



20140711000210370 2/3 \$40.00
Shelby Cnty Judge of Probate, AL
07/11/2014 11:59:17 AM 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 Richard Curry, Jr.
Mailing Address PO Box 493
Cropwell, AL 35054

Grantee's Name Erika Curry
Mailing Address 27657 Phillip Wagon Dr.
Attens, AL 35612

Property Address Truss-Curry Circle
Shelby, AL

Date of Sale 3-12-14
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 19,680

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 3-12-14

Print Richard Curry, Jr.

Unattested

Sign



(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20140711000210370 3/3 \$40.00
Shelby Cnty Judge of Probate, AL
07/11/2014 11:59:17 AM FILED/CERT