

20140815000254990  
08/15/2014 09:29:53 AM  
DEEDS 1/3

Warranty Deed

Know all Men by these Presents: That, in consideration of Forty Three Thousand Dollars (\$43,000.00) and other good and valuable consideration to her in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, JOANNE LESTER GARRETT, a widow (herein referred to as "Grantor") does by these presents grant, bargain, sell and convey unto THOMAS KEITH GARRETT (herein referred to as "Grantee"), the following described real estate situated in Shelby County, Alabama, , to-wit:

A part of the Northeast Quarter of the Southwest Quarter of Section 11, Township 20 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the SW corner of the NE 1/4 of the SW 1/4 of Section 11, Township 20 South, Range 1 West, thence run along the southerly boundary line of said 1/4-1/4 line to a point on the westerly right of way of Highway #47; thence run north along the westerly right of way of said Highway #47 a distance of 240 feet to a point, said point being the point of beginning of the property herein described; thence run westerly a distance of 420 feet; thence run north a distance of 260 feet; thence run east to a point on the westerly right of way of Highway #47; thence run southerly along the westerly right of way of said highway #47 to the point of beginning.

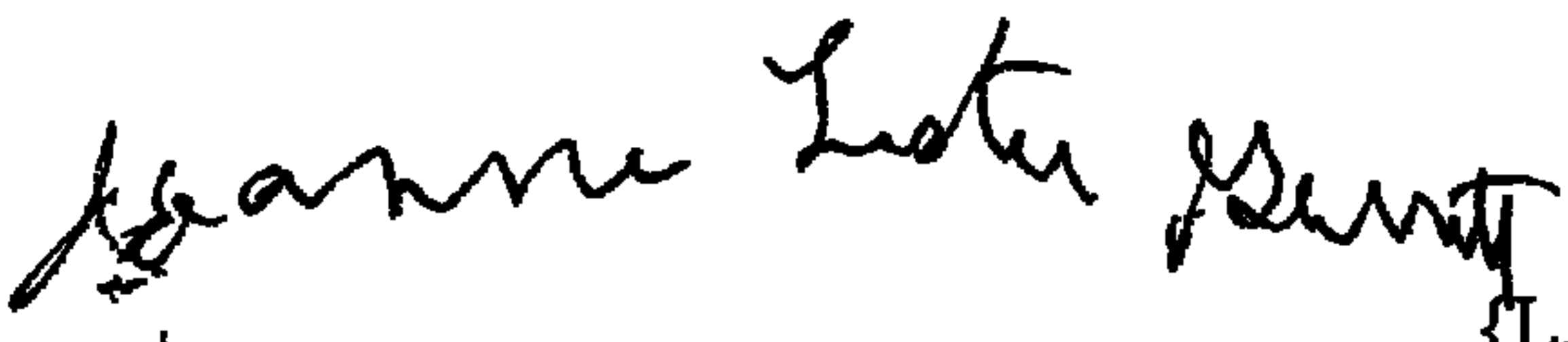
\$ n/a of the consideration herein was derived from a mortgage loan closed simultaneously herewith.

To Have and To Hold the aforegranted premises to the said Grantee.

And the said Grantor does, for herself, her heirs and assigns, covenant with said Grantee, his heirs and assigns, that she is lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as otherwise noted above, that she has a good right to sell and convey the same as aforesaid, and that she will and her heirs and assigns shall Warrant and Defend the premises to the said Grantee, his heirs, personal representatives and assigns forever, against the lawful claims of all persons.

In Witness Whereof, the said Grantor has set her hand and seal this 14th day of August, 2014.

WITNESS

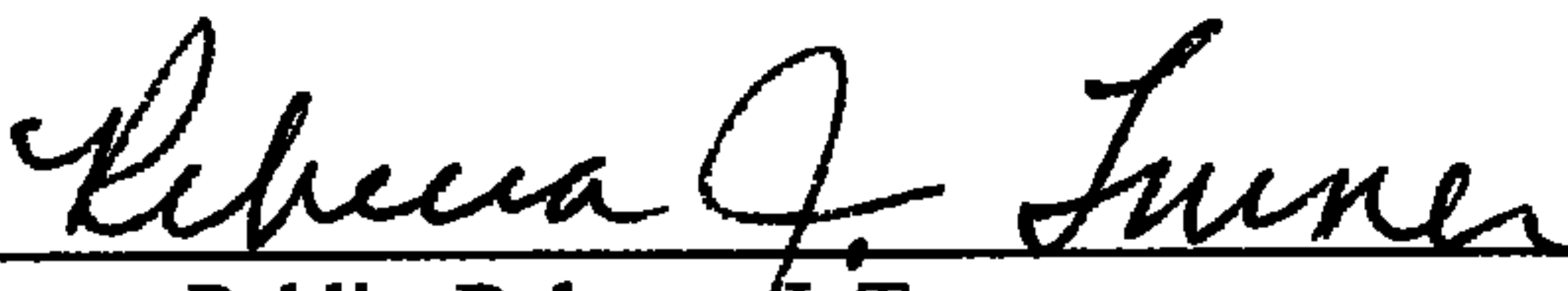
  
\_\_\_\_\_  
Joanne Lester Garrett {L.S.}

WITNESS

COUNTY OF SHELBY  
STATE OF ALABAMA

I, the undersigned notary public, in and for said county and state, hereby certify that **Joanne Lester Garrett**, 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 and seal this 14th day of August, 2014.

  
\_\_\_\_\_  
Notary Public Rebecca J. Turner  
My commission expires 12-22-2014

**GRANTEE'S MAILING ADDRESS:**

Thomas Keith Garrett  
3148 Valley Park Drive  
Vestavia, AL 35243



**THIS INSTRUMENT PREPARED BY:**

Rodney S. Parker  
Attorney at law  
300 Vestavia Parkway, Suite 2300  
Birmingham, AL 35216  
File # 2014-08-4174

## Real Estate Sales Validation Form

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

Grantor's Name Joanne Lester Garrett  
 Mailing Address 8855 Chelsea Road  
Columbiana, AL 35051

Grantee's Name Thomas Keith Garrett  
 Mailing Address 3148 Valley Park Drive  
Vestavia, AL 35243

Property Address 8625 Chelsea Road  
Columbiana, AL 35051

Date of Sale 08/14/2014

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 43,000.00

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 - 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 8/14/2014

Print Rebecca J. Turner

☐ Unattested

(verified by)

Sign

Rebecca J. Turner  
 (Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded  
 Official Public Records  
 Judge James W. Fuhrmeister, Probate Judge,  
 County Clerk  
 Shelby County, AL  
 08/15/2014 09:29:53 AM  
 \$63.00 JESSICA  
 20140815000254990

*James W. Fuhrmeister*