


This instrument was prepared without
benefit of title evidence or survey by:

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

Grantee's address:
P.O. Box 391
Harpersville, AL 35078

WARRANTY DEED

STATE OF ALABAMA


20141001000307540 1/3 \$68.50
Shelby Cnty Judge of Probate, AL
10/01/2014 12:08:15 PM FILED/CERT

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 Dollie Green, formerly known as Dollie Lewis Riggins, married (herein referred to as GRANTOR) does grant, bargain, sell and convey unto Alias Youngblood, Anita Lewis Evans, and Tamara Denise Riggins (herein referred to as GRANTEE, whether one or more) the following described real estate situated in Shelby County, Alabama to-wit:

The E½ of the following described property:

Commence at the SE corner of the SW¼ of the NW¼ of Section 27, Township 19 South, Range 2 East, Shelby County, Alabama; thence proceed West along the South boundary of said ¼-¼ section for a distance of 640 feet; thence turn an angle of 90° to the right and proceed North for a distance of 315 feet; thence turn an angle of 3° 10' to the left and proceed North for a distance of 150 feet to the point of beginning; from this point of beginning turn an angle of 89° 48' to the right and proceed East for a distance of 233 feet; thence turn an angle of 93° 37' to the left and proceed North for a distance of 280 feet; thence turn an angle of 86° 23' to the left and proceed West for a distance of 233 feet; thence turn an angle of 93° 37' to the left and proceed South for a distance of 280 feet to the point of beginning.

The above described land is located in the SW¼ of the NW¼ of Section 27, Township 19 South, Range 2 East, Shelby County, Alabama, and contains .75 acre more or less, and containing one dwelling house thereon.

The above-described property is not the homestead of GRANTOR or her spouse.

TO HAVE AND TO HOLD to the said GRANTEE, her or their 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

Shelby County, AL 10/01/2014
State of Alabama
Deed Tax: \$44.50

shall warrant and defend the same to the said GRANTEE and GRANTEE'S heirs and assigns forever, against the lawful claims of all persons.

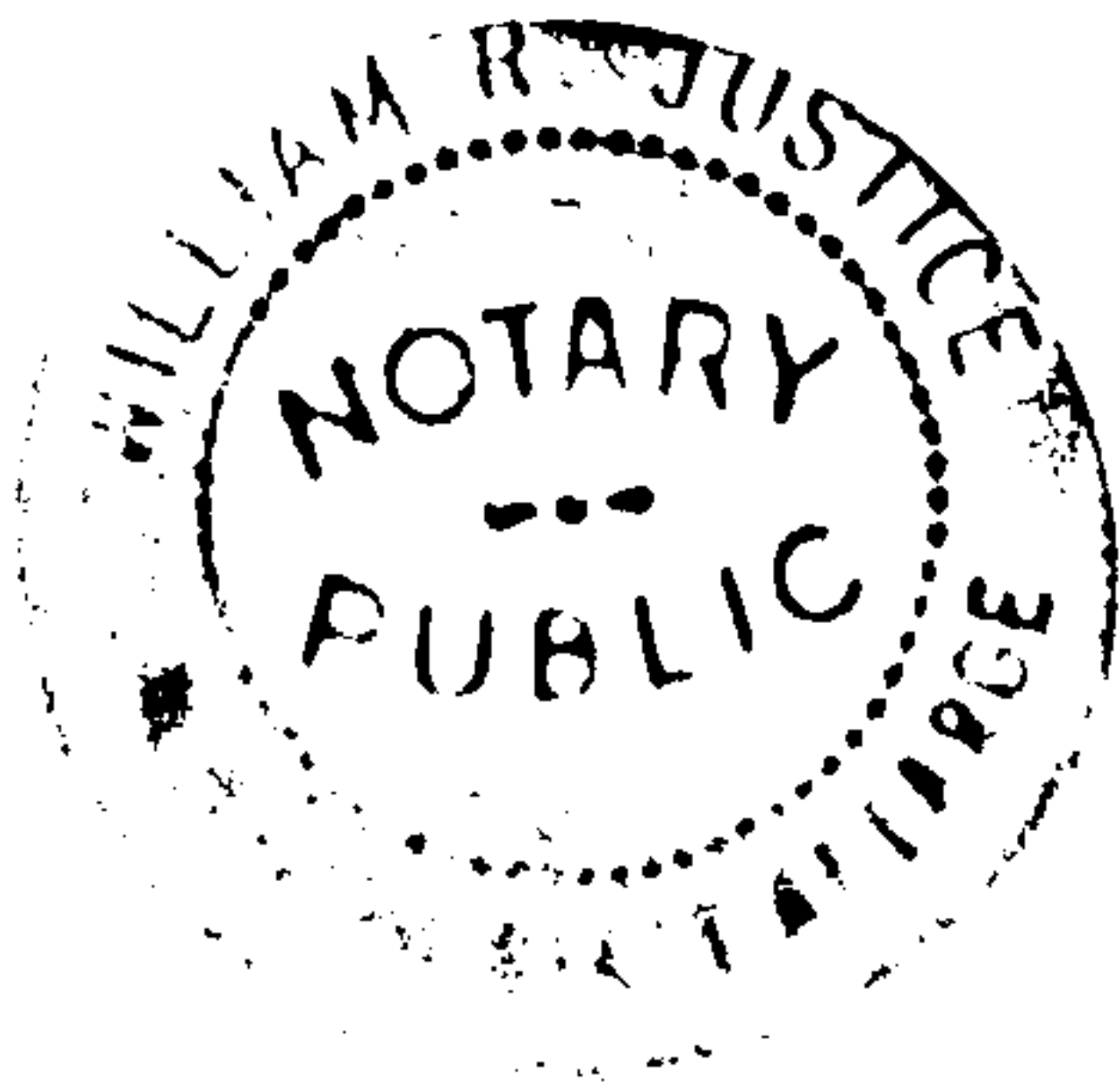
IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this 1st day of October, 2014.

Dollie Green
Dollie Green

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Dollie Green, 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 official seal this 1st day of October, 2014.



William R. Justice
Notary Public



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Real Estate Sales Validation Form

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

Grantor's Name Dollie Green aka
Mailing Address Dollie Lewis Riggins
P.O. Box 391
Harpersville, AL 35078

Grantee's Name Alies Youngblood, Anita Lewis Brown, Tamara
Mailing Address Denise Riggins
P.O. Box 391
Harpersville, AL 35078

Property Address 84 Shadow Lane
Harpersville, AL 35078

Date of Sale 10-1-14
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 44,020

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 10-1-14

Print Dollie Green

☐ Unattested

Sign Dollie Green

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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