

THIS INSTRUMENT PREPARED BY:

BRUCE A. BURTTRAM, ESQUIRE
BURTTRAM & HENDERSON
3414 Old Columbiana Road
Birmingham, AL 35226

SEND TAX NOTICE TO:

TED E. DENSON
250 Hunter Lane
Vandiver, AL 35176

STATUTORY WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY)

THAT IN CONSIDERATION of the parties Divorce Decree being CASE NO. DR 2013-900834 HBH, Circuit Court of Shelby County, Alabama, the undersigned Grantor, KELLI U. DENSON, a single person, (hereinafter referred to as GRANTOR), does by these presents, grant, bargain, and convey unto TED E. DENSON (hereinafter referred to as GRANTEE), the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE LEGAL DESCRIPTION ON ATTACHED PAGE.

SOURCE OF TITLE: SHELBY COUNTY NUMBER: 20120608000201950

THIS INSTRUMENT was prepared pursuant to that certain FINAL JUDGMENT OF DIVORCE, between the parties, being 58-DR 2013-900834 HBH.

THIS INSTRUMENT was prepared without benefit of a title binder or other title information and the legal description was furnished by the client.

AND SUBJECT to the foregoing, GRANTOR will warrant and forever defend the right and title to the said bargained premises unto GRANTEE against the claims of all persons owning, holding, or claiming by, through, or under GRANTOR, which claims are based upon matters occurring subsequent to GRANTOR's acquisition of the bargained premises and prior to the date of delivery of this deed.

IN WITNESS WHEREOF, the said GRANTOR has hereto set his signature and seal this 26th day of Sept., 2014.


Belinda Manoguin
WITNESS

Kelli U. Denson
KELLI U. DENSON

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that KELLI U. DENSON, formerly married to TED E. DENSON, a single person, who is known to me, signed the foregoing conveyance and 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 26th day of Sept., 2014.


20141001000308100 1/3 \$31.50
Shelby Cnty Judge of Probate, AL
10/01/2014 01:53:33 PM FILED/CERT

Russell Edmund
NOTARY PUBLIC
My Commission Expires: 2-5-18
Affix Seal

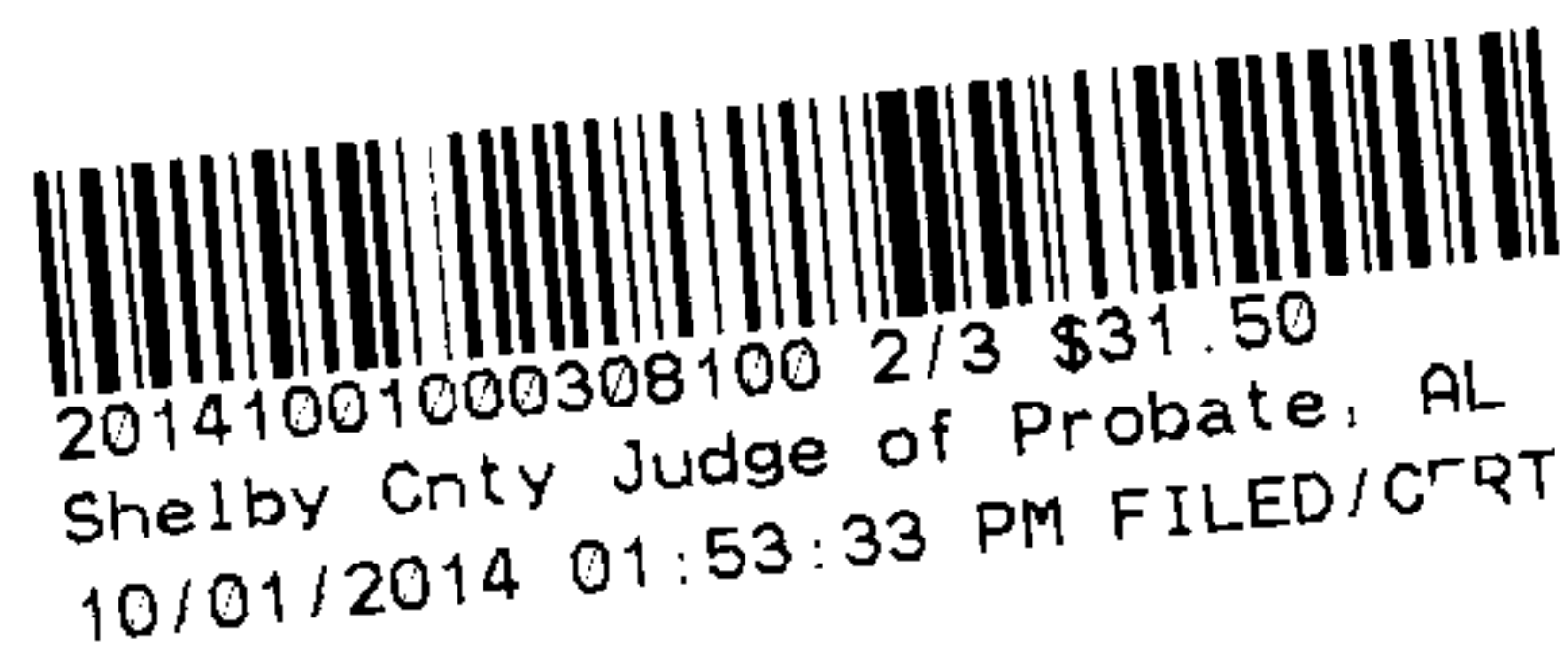
Shelby County, AL 10/01/2014
State of Alabama
Deed Tax: \$11.50

LEGAL DESCRIPTION
KELLI U. DENSON TO TED E. DENSON

Commence at the S.W. corner of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 6, Township 18 South, Range 2 East; thence run North along the west line of said $\frac{1}{4}$ - $\frac{1}{4}$ section for a distance of 262.82 feet; thence 90 degrees 05 minutes right and run easterly for a distance of 480.00 feet; thence 89 degrees 55 minutes right and run southerly for a distance of 325.65 feet; thence 67 degrees 27 minutes 04 seconds right and run southwesterly for a distance of 519.73 feet; thence 112 degrees 32 minutes 56 seconds right and run northerly for a distance of 262.83 feet to the point of beginning.

Property Address: 250 Hunter Lane, Vandiver, Alabama

SUBJECT TO TAXES FOR 2012, AND SUBSEQUENT YEARS.
SUBJECT TO EASEMENTS, EXCEPTIONS, RESERVATIONS,
ENCUMBRANCES, LIENS, RIGHT OF WAYS AND
RESTRICTIONS OF RECORD OR VISIBLE SAID PROPERTY.



Real Estate Sales Validation Form

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

Grantor's Name KELLI U. DENSON
Mailing Address 1577 HWY. 491
Vanderwer al 35176

Grantee's Name TED DENSON
Mailing Address 250 HUNTER LANE
Vanderwer al 35176

Property Address 250 Hunter Lane
Vanderwer, al 35176

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 22,230*

The purchase price or current assessor's market value claimed on this form can be verified in the following documentary evidence: (check one)

☐ Mortgage
☐ Bill of Sale
☐ Sales Contract

☐ Closing Statement
☒ Other assessor's Gross Mkt Value. Ex -
wife is conveying her 1/2 interest
(\$11,115) to former husband.

* The deed or other instrument of like character offered for recordation which conveys property cannot be used as documentary evidence

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.

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 being conveyed.

Actual value - if the property is not being sold, the true value of the property being conveyed. This may be evidenced by an appraisal conducted by a licensed appraiser.

Current Assessor's market value - if no proof is provided, 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.

Any person who intentionally fails to provide the proof required or presents false proof shall be subject to a penalty of \$100 or 25% of the taxes due, whichever is greater.

I hereby affirm that to the best of my knowledge and belief the information contained in this document is true and complete.

Date 9/29/14

Print _____

Sign Bruce A Bertram, atty.

(Owner / Agent) circle one



20141001000308100 3/3 \$31.50
Shelby Cnty Judge of Probate, AL
10/01/2014 01:53:33 PM FILED/CERT