

20141002000308440
10/02/2014 08:30:12 AM
DEEDS 1/5

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STATE OF ALABAMA

SHELBY COUNTY
R#1002643

Return To:
Timios, Inc.
5716 Corsa Avenue, Ste 102
Westlake Village, CA 91362
Toll Free: 877.884.6467

Mail tax statements to:
Shawn D. Melton
101 Tyler Cir
Vincent, AL 35178-9461

Property Tax ID#: 07 1 01 0 002 043.000
Order #: 999886

WARRANTY DEED

Know all men by these presents: That for and in consideration of \$0.00, Zero Dollars and other good and valuable consideration to the undersigned Grantors, in hand paid by the Grantee herein, the receipt whereof is acknowledged, that SHAWN D. MELTON, unmarried, and VANESSA D. MELTON, unmarried, who both acquired title without marital status, whose post office address is 101 Tyler Cir, Vincent, AL 35178-9461, (herein referred to as Grantors), do hereby grant, bargain, sell and convey unto SHAWN D. MELTON, a unmarried man, whose post office address is 101 Tyler Cir, Vincent, AL 35178-9461, (herein referred to as Grantee), the following lot or parcel of land, situated Shelby County, Alabama, and being more particularly described as follows:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"

Property Address: 101 Tyler Cir, Vincent, AL 35178-9461

And Grantors do for Grantors and for Grantors' executors, and administrators covenant with the said GRANTEE, Grantee heirs and assigns, that Grantors are lawfully seized in fee simple of said premises; that Grantors are free from all encumbrances, unless otherwise noted above; that Grantors have a good right to sell, that the executors and administrators shall warrant and defend same to said Grantee, Grantee's heirs and assigns forever, against lawful claims of all persons.

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To have and to hold unto the said Grantee forever.

IN WITNESS WHEREOF, Grantor has hereunto set his hand and seal this 13 day of September, 2014.

Witnesses:

Shawn Melton
Witness


SHAWN D. MELTON

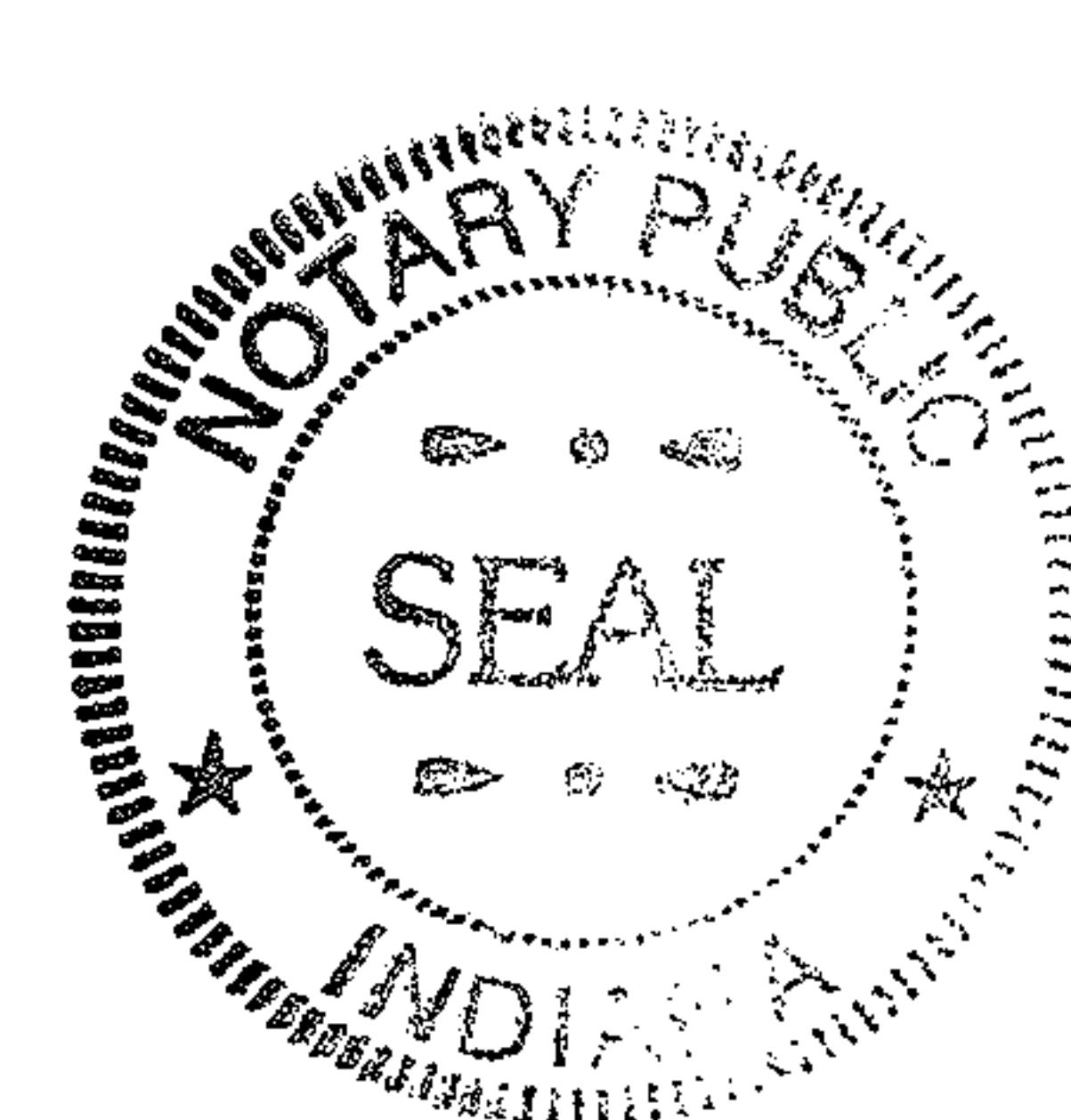
Class Rehak
Print Name

Kathleen
Witness

Katie Myers
Print Name

STATE OF Indiana

COUNTY OF Union



I, Nick M Harris, hereby certify that SHAWN D. MELTON, whose names are 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 executed the same voluntarily on the day the same bears date.

Given under my hand this 13 day of September, 2014

Nick M Harris
Notary Public
My commission expires: 8-13-2024

IN WITNESS WHEREOF, Grantor has hereunto set her hand and seal this 13 day of September, 2014.

Witnesses:

Jess Rhine
Witness

Vanessa D. Melton
VANESSA D. MELTON

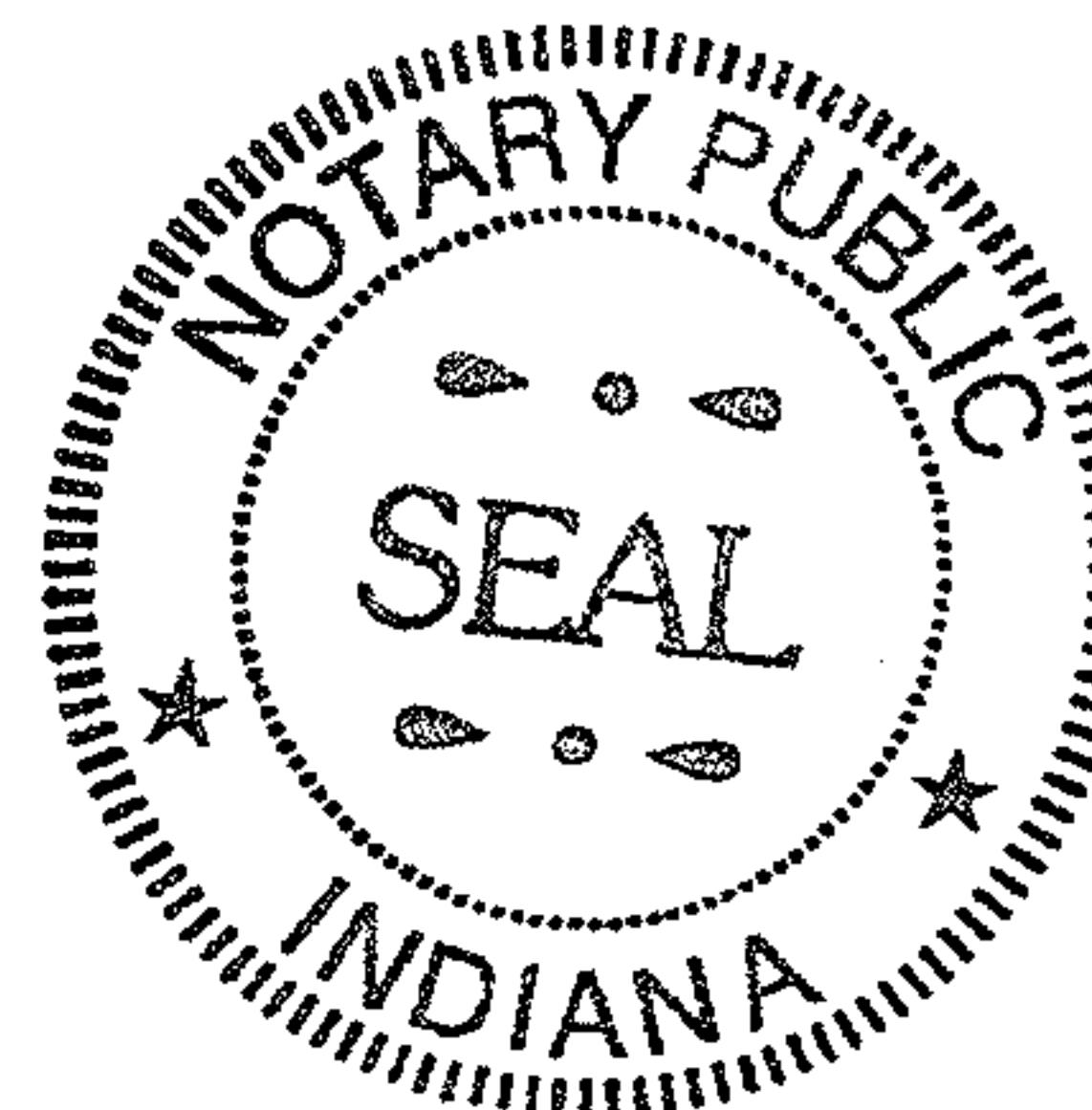
Jess Rehak
Print Name

Kathryn
Witness

Kathe Myers
Print Name

STATE OF Indiana

COUNTY OF Morgan



I, Nicole M. Hartis, hereby certify that VANESSA D. MELTON, whose names are 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 executed the same voluntarily on the day the same bears date.

Given under my hand this 13 day of September, 2014

Nicole M. Hartis
Notary Public
My commission expires: 8-15-2021

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantors/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

Prepared By:

Curphey & Badger PA
c/o Angelina Whittington, Esquire
3849 Lithia Pinecrest Rd.
Valrico, FL 33546

EXHIBIT "A"

THE FOLLOWING DESCRIBED REAL ESTATE LYING AND BEING SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA, TO-WIT:

LOT 43 ACCORDING TO THE AMENDED MAP OF HANNA FARM ESTATES, AS RECORDED IN MAP BOOK 26, PAGE 129, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, BEING SITUATED IN SHELBY COUNTY, ALABAMA.

BEING THE SAME PROPERTY CONVEYED TO SHAWN D. MELTON AND VANESSA D. MELTON, AS TENANTS IN COMMON FOR AND DURING THEIR JOINT LIVES AND UPON THE DEATH OF EITHER OF THEM, THEN TO THE SURVIVOR OF THEM BY DEED FROM ACTON LAND COMPANY, LLC RECORDED 03/22/2002 IN DEED 2002-13601, IN THE PROBATE JUDGE'S OFFICE FOR SHELBY COUNTY, ALABAMA.

Real Estate Sales Validation Form

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

Grantor's Name SHAWN D. MELTON AND
Mailing Address VANESSA D. MELTON
101 TYLER CIR
VINCENT, AL 35178-9461

Grantee's Name SHAWN D. MELTON
Mailing Address 101 TYLER CIR
VINCENT, AL 35178-9461

Property Address 101 TYLER CIR
VINCENT, AL 35178-9461

201410020003084
40 10/02/2014
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Date of Sale 9-13-14

Total Purchase Price \$ N/A

or

Actual Value \$ N/A

or

Assessor's Market Value \$ 114,600.00

TAXED ON 1/2 = \$57,300.00

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
- Sales Contract
- Closing Statement

Appraisal

Other Assessor's Market Value

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 9-13-14

Print

Vanessa S. Melton

Sign

Vanessa S. Melton
(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

Print Form



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge
County Clerk
Shelby County, AL
10/02/2014 08:30:12 AM
\$83.50 CHERRY
2014100200030840

[Signature]

Form RT-1