

STATE OF ALABAMA)
)
SHELBY COUNTY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Ten Dollars (\$10.00) and other good and valuable consideration to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, **Leslie W. Ansell**, a widowed man, (herein referred to as "Grantor"), doe hereby Grant, Bargain, Sell and Convey unto **Gail Ann Sirmans**, a married woman, ((hereinafter referred to as "Grantee")), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lots 9, 10 & 11, Block K, according to the Resurvey of Russel R. Hetz Property, as recorded in Map Book 3, page 119, in the Probate Office of Shelby County, Alabama.

The property described above and conveyed herein is not the homestead of the Grantor.

**Subject to: (1) any ad valorem taxes not yet due and payable;
(2) all mineral and mining rights not owned by the Grantor; and
(3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.**

TO HAVE AND TO HOLD unto the said Grantee, her heirs and assigns forever.

And I do for myself and for my heirs, executors and administrators covenant with the said Grantee, her heirs and assigns, that I am lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said Grantee, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, **Leslie W. Ansell**, who is authorized to execute this conveyance, has hereto set his signature and seal this the 7th day of Aug., 2014.

Leslie W. Ansell (SEAL)
Leslie W. Ansell, Grantor

STATE OF Florida)
)
Taylor COUNTY)

ACKNOWLEDGMENT

I, Betty S. Hendry, a Notary Public in and for said County, in said State, do hereby certify that **Leslie W. Ansell**, 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 7th day of Aug., 2014.

Betty S. Hendry
Notary Public
My Commission Expires: _____

ANNIE MAE MURPHY
CLERK CIRCUIT COURT
TAYLOR COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY
Harwell Law Firm LLC
1063 Narrows Way, Suite A
Birmingham, AL 35242
(205)980-1445

Shelby County, AL 10/16/2014
State of Alabama
Deed Tax: \$69.00

20141016000328230 1/2 \$86.00
Shelby Cnty Judge of Probate, AL
10/16/2014 01:51:47 PM 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 Leslie W. Ansell
 Mailing Address 3121 Pisgah Rd
Perry, FL 32347

Grantee's Name GAIL A. SIRMANS
 Mailing Address 951 18th St
Calera, AL 35040

Property Address 951 18th St
Calera, AL
35040

Date of Sale 8/7/14
 Total Purchase Price \$
 or
 Actual Value \$

or
 Assessor's Market Value \$68,600.

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 Property Tax Office

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 10/16/14

Print

Gail A. Sirmans

Sign

GAIL A. SIRMANS

(Grantor/Grantee/Owner/Agent) circle one

✓ Unattested

[Signature]
 (verified by)



20141016000328230 2/2 \$86.00
 Shelby Cnty Judge of Probate, AL
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Form RT-1