

WARRANTY DEED

20141021000332980 1/2 \$73.50  
Shelby Cnty Judge of Probate, AL  
10/21/2014 02:26:16 PM FILED/CERT

STATE OF ALABAMA )  
COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS,

That in consideration Ten and No/100 (\$10) Dollars and other good and valuable consideration to the undersigned grantor or grantors, in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, I, **SHIRLEY G. AVERY** now known as **SHIRLEY G. FUNDERBURK**, a married woman (herein referred to as GRANTOR) do hereby grant, bargain, sell and convey unto **SHIRLEY G. FUNDERBURK and WILLIAM C. FUNDERBURK** a married couple (herein referred to as GRANTEES), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to wit:

Lot 2, Block 4, according to the map and survey of Brookfield, Second Sector, as recorded in Map Book 6, Page 16, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

TO HAVE AND TO HOLD, to the said GRANTEES, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 2<sup>ND</sup> day of October, 2014.

William C Funderburk  
Witness

Shirley G Avery Funderburk  
SHIRLEY G. AVERY FUNDERBURK

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **SHIRLEY G. FUNDERBURK**, who was formally known as **SHIRLEY G. AVERY** 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 2<sup>ND</sup> day of October, 2014.

Shelby County, AL 10/21/2014  
State of Alabama  
Deed Tax: \$56.50

[Signature]  
Notary Public

PREPARED BY:  
John M. Aaron  
Aaron Law Firm  
123 First Street North  
Alabaster, AL 35007

SEND TAX NOTICE TO:  
Bill and Shirley Funderburk  
1427 Adams Street  
Pelham, Alabama 35124



## Real Estate Sales Validation Form

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

Grantor's Name	Shirley G. AVERY	Grantee's Name	Shirely A. & William C. FUNDERBURK
Mailing Address	1427 Adams Street	Mailing Address	1427 Adams Street
	Pelham, AL 35124		Pelham, AL 35124
Property Address	1427 Adams Street	Date of Sale	10/2/2014
	Pelham, AL 35124	Total Purchase Price	\$10.00
		or	
		Actual Value	\$
		or	
		Assessor's Market Value	\$113,000.00

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  
☐ Sales Contract  
☐ Closing Statement

☐ Appraisal  
☒ Other Tax Assessor's Record

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 10/2/2014

Print John Aaron

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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