

**THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.**  
**LEGAL DESCRIPTION WAS PROVIDED BY GRANTEE.**

This instrument was prepared by:  
**Mike T. Atchison**  
**Attorney At Law, Inc.**  
**P O Box 822**  
**Columbiana, AL 35051**

Send Tax Notice to:

\_\_\_\_\_  
\_\_\_\_\_

**WARRANTY DEED**

**STATE OF ALABAMA)**  
**COUNTY OF SHELBY)**

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **FIVE THOUSAND THREE HUNDRED DOLLARS and NO/00 (\$5,300.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Michael Ray Dennis, a married man, (herein referred to as Grantors)**, grant, bargain, sell and convey unto, **Robyn Davenport Dennis (herein referred to as Grantee)**, the following described real estate, situated in: SHELBY County, Alabama, to-wit:

*A parcel of land located in the NE ¼ of the SE ¼ of Section, 34, Township 21 South, Range 4 West, Shelby County, Alabama, described as follows:  
Commence at the Southwest corner of said forty and run North 210 feet to a point; thence run East 210 feet to a point; thence run South 210 feet to a point on the South line of said ¼ - ¼ Section; thence run West 210 feet to the point of beginning.*

**SUBJECT TO:**

1. Ad valorem taxes due and payable October 1, 2014.
2. Easements, restrictions, rights of way, and permits of record.

This property constitutes no part of the homestead of the Grantors.

**TO HAVE AND TO HOLD** to the said grantee, his, her or their heirs and assigns forever.

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

**IN WITNESS WHEREOF**, I have hereunto set my hand and seal this 26<sup>th</sup> day of September 2014.

  
Michael Ray Dennis

**STATE OF ALABAMA)**  
**COUNTY OF SHELBY)**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Michael Ray Dennis**, 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 26<sup>th</sup> day of September 2014.



20141120000365090 1/2 \$22.50  
Shelby Cnty Judge of Probate, AL  
11/20/2014 09:30:58 AM FILED/CERT

  
Notary Public

My Commission Expires:

Leah S. Pinion

Notary Public, Alabama State at Large  
My Commission Expires Dec. 18, 2017

Shelby County, AL 11/20/2014  
State of Alabama  
Deed Tax: \$5.50



# Real Estate Sales Validation Form

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

Grantor's Name

Michael Dennis

Mailing Address

6396 Hwy 10  
Montevallo, AL 35115

Property Address

Vacant Property

Grantee's Name

Robyn Dennis

Mailing Address

6928 Timberline Cir  
Calera, AL 35040

Date of Sale

Total Purchase Price

5300.00

or

Actual Value

or

Assessor's Market Value

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

DIVORCE

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 of 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 9/26/14

Unattested

Ac  
(verified by)

Print

Robyn Dennis

Sign

Robyn Dennis

(Grantor/Grantee/Owner/Agent) circle one

20141120000365090 2/2 \$22.50  
Shelby Cnty Judge of Probate, AL  
11/20/2014 09:30:58 AM FILED/CERT

Leah S. Pinion

Notary Public, Alabama State at Large  
My Commission Expires Dec. 18, 2017

Form RT-1

Leah S. Pinion