


Send tax notice to:
Whitney Bonita Emery
117 Camden Lake Drive
Calera, AL 35040

This instrument prepared by:
Stewart & Associates, P.C.
3595 Grandview Pkwy, #350
Birmingham, Alabama 35243

STATE OF ALABAMA
Shelby COUNTY


20141202000378790 1/3 \$132.00
Shelby Cnty Judge of Probate, AL
12/02/2014 12:39:16 PM FILED/CERT

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten Dollars and no/100 in hand paid to the undersigned, Whitney Bonita Emery, an unmarried woman and Jason Edward Avant, an unmarried man (hereinafter referred to as "Grantors"), by Whitney Bonita Emery (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 6, according to the Survey of Camden Cove, Sector 1, as recorded in Map Book 25, Page 33 A, B, & C, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:
ADVALOREM TAXES DUE OCTOBER 01, 2015 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND
CONDITIONS OF RECORD.


TO HAVE AND TO HOLD to Grantee, her heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantee, her heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that it is free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators and assigns shall warrant and defend the same to the said Grantee, her heirs and assigns forever, against the lawful claims of all persons.

Shelby County, AL 12/02/2014
State of Alabama
Deed Tax: \$112.00

IN WITNESS WHEREOF, Grantors have set their signature and seal on this the 6TH day of November, 2014.

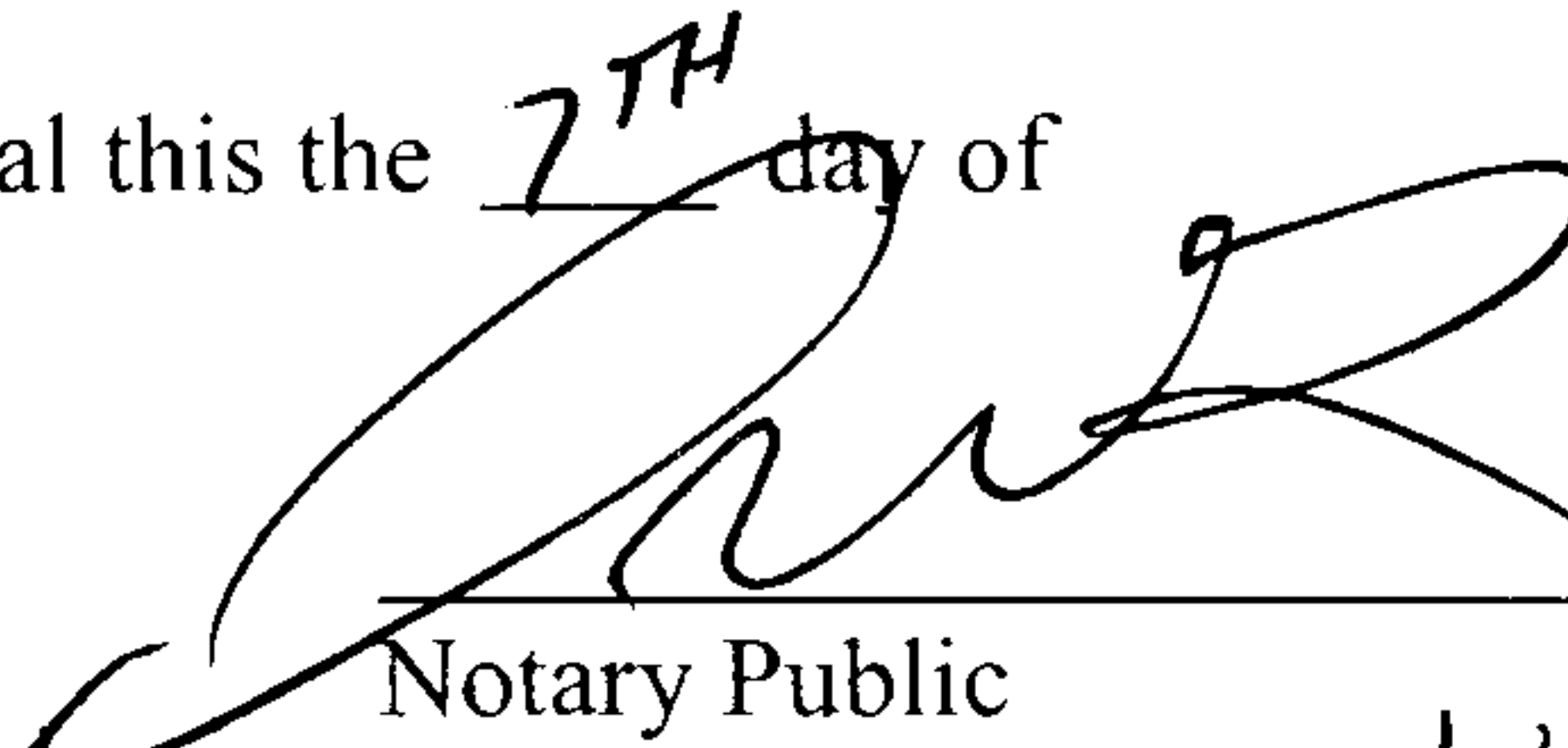

Whitney Bonita Emery


Jason Edward Avant

STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Whitney Bonita Emery, an unmarried woman, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she executed the same voluntarily on the day the same bears date.

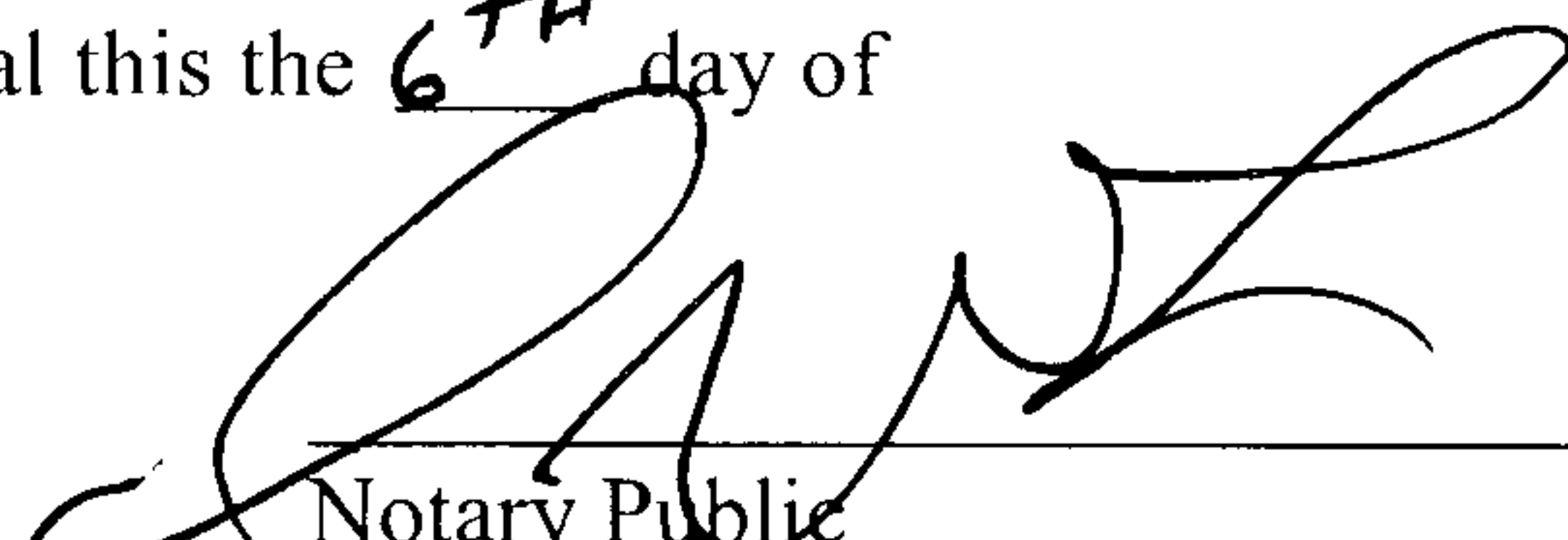
Given under my hand and official seal this the 7TH day of NOVEMBER, 2014.



Notary Public
Print Name: DAVID W. LEWIS
Commission Expires: 3/25/17

STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jason Edward Avant, an unmarried man, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 6TH day of NOVEMBER, 2014.


Notary Public
Print Name: DAVID W. LEWIS
Commission Expires: 3/25/17


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Real Estate Sales Validation Form

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

Grantor's Name
Mailing Address

Jason E. Avant & Whitney Bonita Emery
1021 Independence Ct. Emery
Alabaster AL 35007

Grantee's Name
Mailing Address

Whitney Bonita Emery
117 Camden Lake Drive
Calera AL 35040

Property Address

117 Camden Lake Drive
Calera AL 35040

Date of Sale

11-7-14

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$

112,000⁰⁰

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 records

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 11-7-14

Print

David W. Lewis

Unattested

Sign



(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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