



And we do for ourselves and for our heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have good right to sell and convey the same as aforesaid; that we will and our 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**, the said **GRANTORS** have hereunto set their hands and seals this the 29<sup>th</sup> day of October, 2014.

**Grantors**

Russell W. Hamrac (SEAL)  
Russell W. Hamrac

**STATE OF ALABAMA**  
**COUNTY OF** Lee

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Russell W. Hamrac** whose name(s) is/are signed to the foregoing deed and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29<sup>th</sup> day of October, 2014.

Notary Seal

Renee Gayle Spears  
Notary Public  
My commission expires: 9-7-16

Additional Grantor signature and notary acknowledgment on subsequent page.

Grantor

Melanie N. Hamrac (SEAL)  
Melanie N. Hamrac

STATE OF ALABAMA  
COUNTY OF Lee

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Melanie N. Hamrac** whose name(s) is/are signed to the foregoing deed and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29<sup>th</sup> day of October, 2014.

Notary Seal

Renee Gayle Spear  
Notary Public.  
My commission expires: 9-7-16

## Real Estate Sales Validation Form

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

Grantor's Name Hamrac  
 Mailing Address 1780 Woodley Rd  
Auburn, AL 36830

Grantee's Name Deavers  
 Mailing Address 1043 Kingston Rd  
Chelsea, AL 35043

Property Address 1043 Kingston Rd  
Chelsea, AL 35043

Date of Sale 10/29/14  
 Total Purchase Price \$ 349,500.00

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

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 10/29/14

Print Shannon Reid Crull

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
 Official Public Records  
 Judge James W. Fuhrmeister, Probate Judge,  
 County Clerk  
 Shelby County, AL  
 12/03/2014 10:00:20 AM  
 \$102.00 CHERRY  
 20141203000379540

Form RT-1