

14-564

SEND TAX NOTICE TO:

John W. Wilder

101 Tradewinds Circle, Alabaster, AL 35007

WARRANTY DEED



20141216000394380 1/2 \$140.00
Shelby Cnty Judge of Probate, AL
12/16/2014 10:46:59 AM FILED/CERT

THE STATE OF ALABAMA,
JEFFERSON COUNTY.

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **One Hundred Twenty-Three Thousand and 00/100 (\$123,000.00), Dollars** to the undersigned GRANTOR or GRANTORS in hand paid by the GRANTEE(S) herein, the receipt whereof, is hereby acknowledged we, **George Ronald Olvey, A Married Man, and Jacquelyn Sue McDonald, A Married Woman**(herein referred to as GRANTOR(S), do hereby GRANT, BARGAIN, SELL and CONVEY unto **John W. Wilder**, (herein referred to as GRANTEE(S), their heirs and assigns, the following described real estate, situated in the County of Shelby, and State of Alabama, to-wit:

Lot 22, according to the Survey of Third Sector Portsmouth, as recorded in Map Book 7, page 110, in the Probate Office of Shelby County, Alabama.

SUBJECT PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR NOR THEIR SPOUSE.

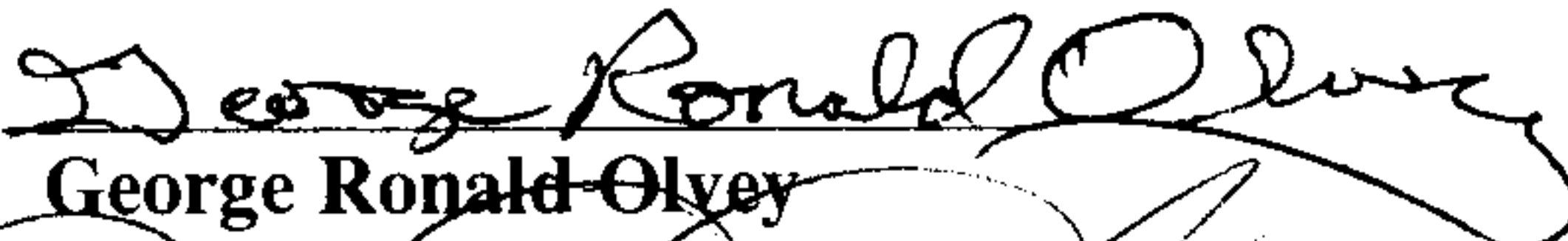

Subject to:

1. Taxes for the year 2015 and subsequent years.
2. All covenants, restrictions, reservations, easements, conditions, liens and other rights of whatever nature appearing of record.

TO HAVE AND TO HOLD, the aforegranted premises to the said GRANTEE(S), their heirs and assigns FOREVER.

And GRANTOR(S) do covenant with the said GRANTEE(S), their heirs and assigns, that they have lawfully seized in fee simple of the aforementioned premises; that they are free from all encumbrances, except as hereinabove provided; that they have a good right to sell and convey the same to the GRANTEE(S), their heirs and assigns, and that GRANTOR(S) will WARRANT AND DEFEND the premises to the said GRANTEE(S), thier heirs and assigns forever, the lawful claims and demands of all persons, except as hereinabove provided.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 5 day of December, 2014.


George Ronald Olvey

Jacquelyn Sue McDonald

Shelby County, AL 12/16/2014
State of Alabama
Deed Tax:\$123.00

THE STATE OF ALABAMA
COUNTY OF JEFFERSON

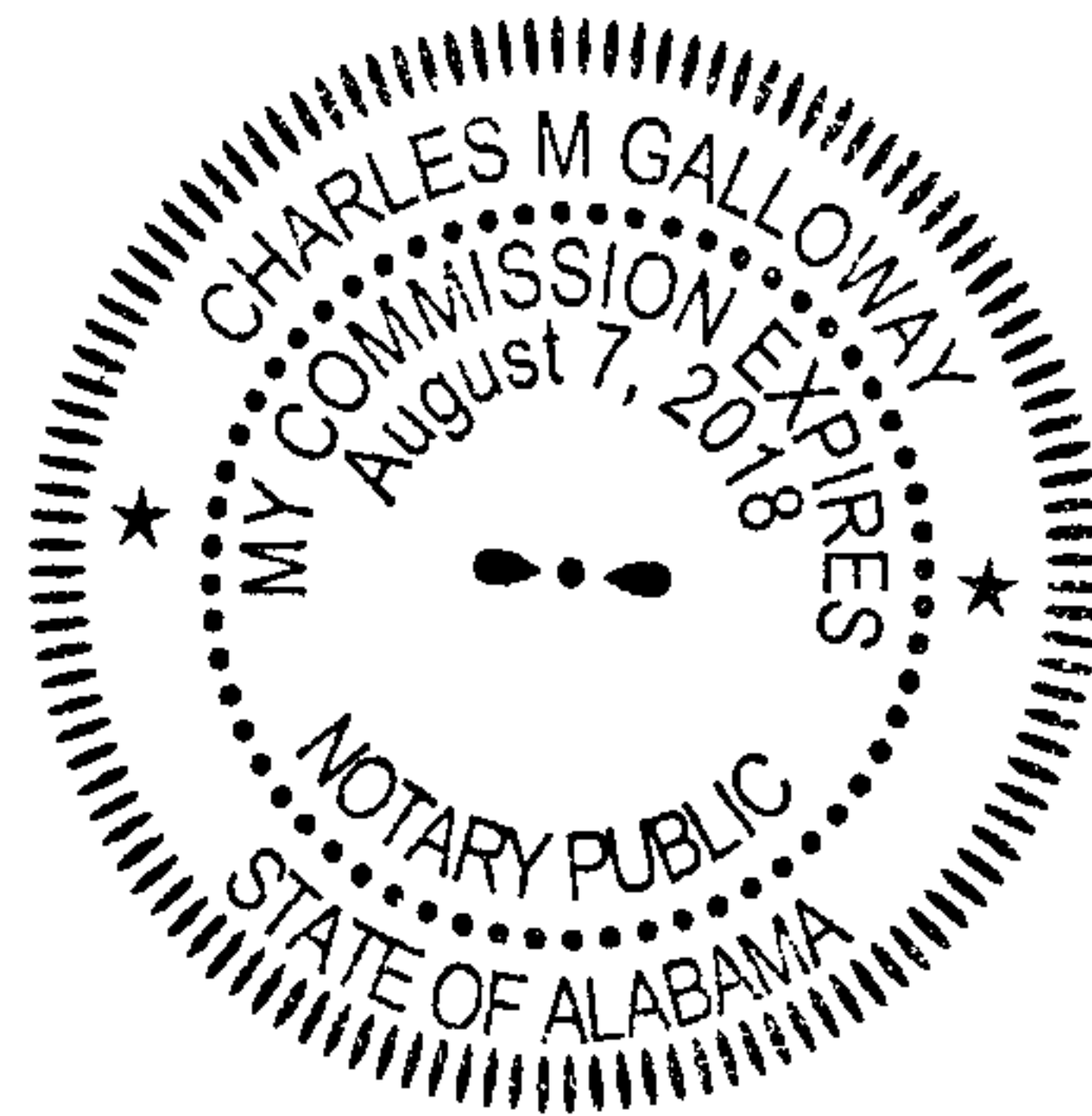
I, the undersigned, a Notary Public in and for said State hereby certify that George Ronald Olvey and Jacquelyn Sue McDonald, whose name(s) are signed to the foregoing conveyance, and who is known to me acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand official seal this 5 day of December, 2014.

Notary Public

Commission Expires: 8-7-2018

PREPARED BY: Michael Galloway 931 Sharitt Avenue, #113, Gardendale, Alabama 35071





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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	George Ronald Olvey	Grantee's Name	John W Wilder
Mailing Address	Jacquelyn Sue McDonald	Mailing Address	101 Tradewinds Cir
	101 Tradewinds Cir		Alabaster AL 35007
	Alabaster AL 35007		
Property Address	101 Tradewinds Cir	Date of Sale	12-5-14
	Alabaster AL 35007	Total Purchase Price	\$ 123,000.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input checked="" type="checkbox"/> Closing Statement	

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 12-5-14

Print Michael Galloway

☐ Unattested

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1