

This instrument was prepared without
benefit of title evidence or survey by:

William R. Justice
P.O. Box 587, Columbiana, Alabama 35051

Grantee's address:
252 First Street
Prattville, AL 36067

STATUTORY WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of the distribution of the estate of Cecil Dennis, deceased, in accordance with his will probated in Case No. PR-2013-000591 in the Probate Court of Shelby County, Alabama, the undersigned Grant Dennis, personal representative of said estate (herein referred to as GRANTOR) pursuant to the power given to him in said will does grant, bargain, sell and convey unto Grant Dennis (herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama to-wit:

All of the undivided right, title, and interest of Cecil Dennis in and to Lots 5 and 6, Block C, of Wilmont Subdivision, as recorded in Map Book 3, Page 124, in the Probate Office of Shelby County, Alabama.

Cecil Dennis, deceased, is one and the same as Lonnie Cecil Dennis.

TO HAVE AND TO HOLD to the said GRANTEE, his heirs and assigns forever.

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this
16 day of December, 2014.


Grant Dennis as personal representative

STATE OF ~~ALABAMA~~ Georgia
COUNTY OF Cobb

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Grant Dennis, whose name as personal representative of the estate of Cecil Dennis, deceased, 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 as such personal representative executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16 day of December, 2014.

DEBORAH DUNN-BODIE
NOTARY PUBLIC
COBB COUNTY, GEORGIA
MY COMMISSION EXPIRES JUNE 9, 2018


Notary Public


20141223000402740 1/2 \$18.00
Shelby Cnty Judge of Probate, AL
12/23/2014 08:23:04 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Estate of Cecil Dennis
Mailing Address 252 First Street
Prattville, AL 36067

Grantee's Name Grant Dennis
Mailing Address 252 First St
Prattville, AL 36067

Property Address Ewing St
Wilton, AL

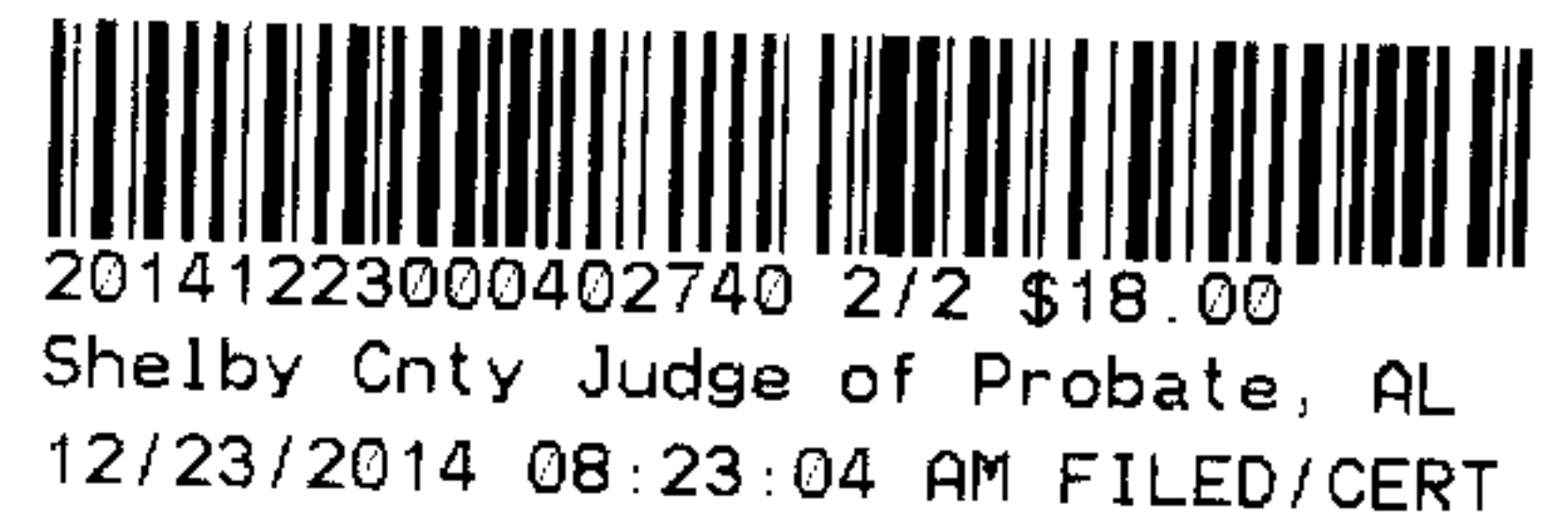
Date of Sale 12-16-14
Total Purchase Price \$
or
Actual Value \$

or
 $\frac{1}{3}$ Assessor's Market Value \$ 12,200.00

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



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 12-16-14

Print Grant Dennis

Sign [Signature]

☐ Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1