

20150116000015820
01/16/2015 08:38:57 AM
DEEDS 1/5

This instrument was prepared by:
Law Offices of Lauren Sonnier, PLLC
(without benefit of title search)
P. O. Box 1516
Ocean Springs, MS 39566
228-327-1424

Send tax notice to:

① 59616071
2792717
WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten Dollars (\$10.00), and other valuable consideration to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is hereby acknowledged, I or we, PHILLIP E. GLASS, an unmarried man, and CYNTHIA GLASS, an unmarried woman, who acquired title as Husband and Wife (herein referred to as grantor, whether one or more), do warrant, grant, bargain, sell and convey unto PHILLIP E. GLASS, an unmarried man (herein referred to as grantee, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

Land Situated in the County of Shelby in the State of AL

LOTS 5, 6, 7, AND 8 IN THE SE 1/4 OF THE NW 1/4 OF SECTION 2,
TOWNSHIP 24 NORTH, RANGE 13 EAST OF THE PROPERTY OF
J.P. WORD AS SHOWN BY THE SURVEY OF THE SAME
RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE OF
SHELBY COUNTY, ALABAMA.

SUBJECT TO TAXES FOR THE CURRENT YEAR, EASEMENTS OF
RECORD, EASEMENTS AS LOCATED AND RESTRICTIONS OF
RECORD, IF ANY.

Tax Id Number(s): 35 1 02 2 001 049.000

SOURCE OF TITLE: Deed in Instrument No. 20090309000083860
Commonly known as: 721 23rd Avenue, Calera, AL 35040

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

This Conveyance is made subject to covenants, restrictions, reservations and
easements heretofore imposed upon the subject property of record.

Cynthia Glass
CYNTHIA GLASS

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STATE OF ALABAMA

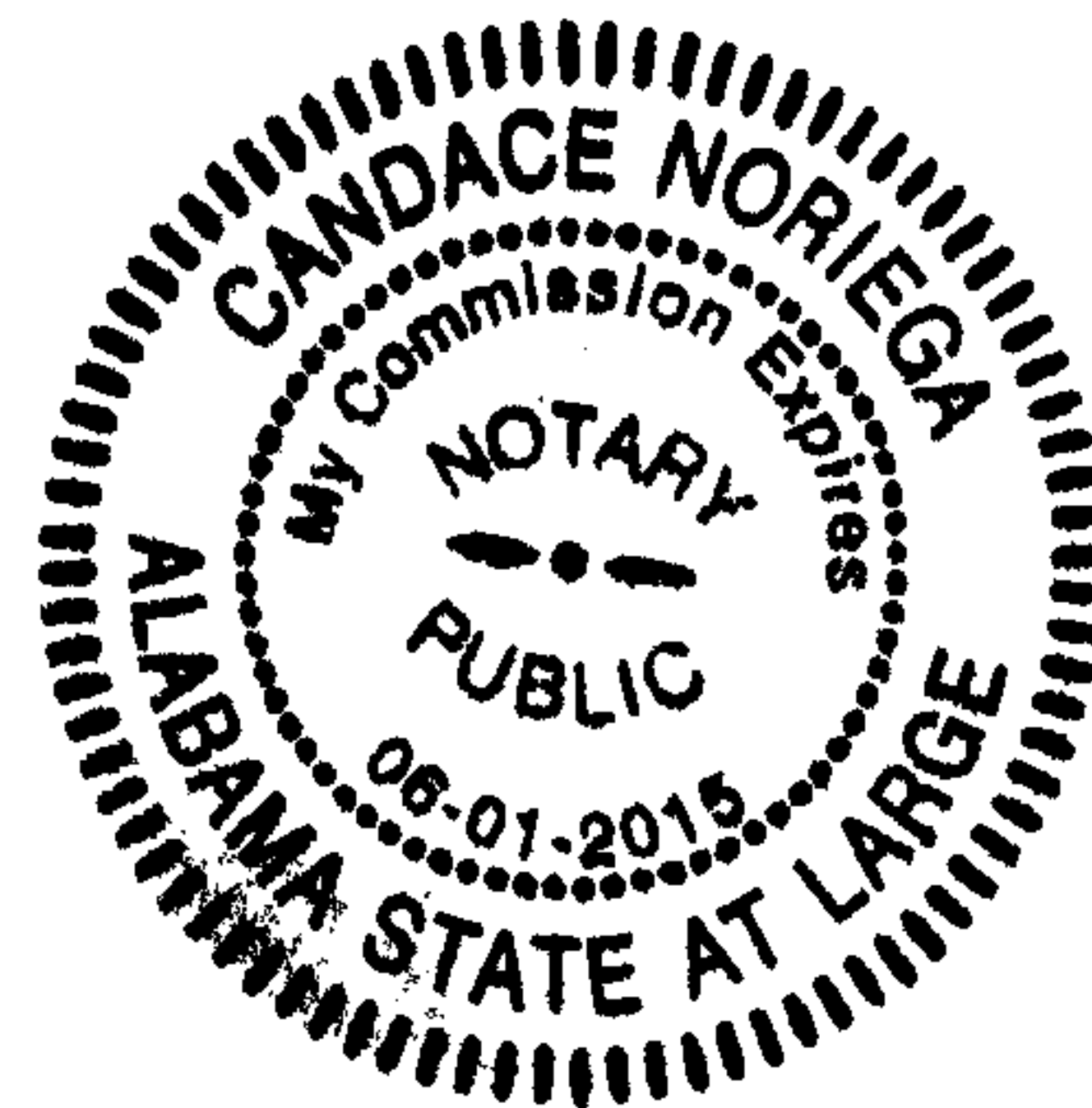
COUNTY OF Shelby

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that CYNTHIA GLASS, 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 this the 3 day of December, 2014.

Candace Noriega
Print Name: Candace Noriega

Commission Expires: June 1, 2015



And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated 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 grantee, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 5 day of November, 2014.


PHILLIP E. GLASS

Grantor Address:
Phillip E. Glass
721 23rd Avenue
Calera, AL 35040

Grantee Address:
Phillip E. Glass
721 23rd Avenue
Calera, AL 35040

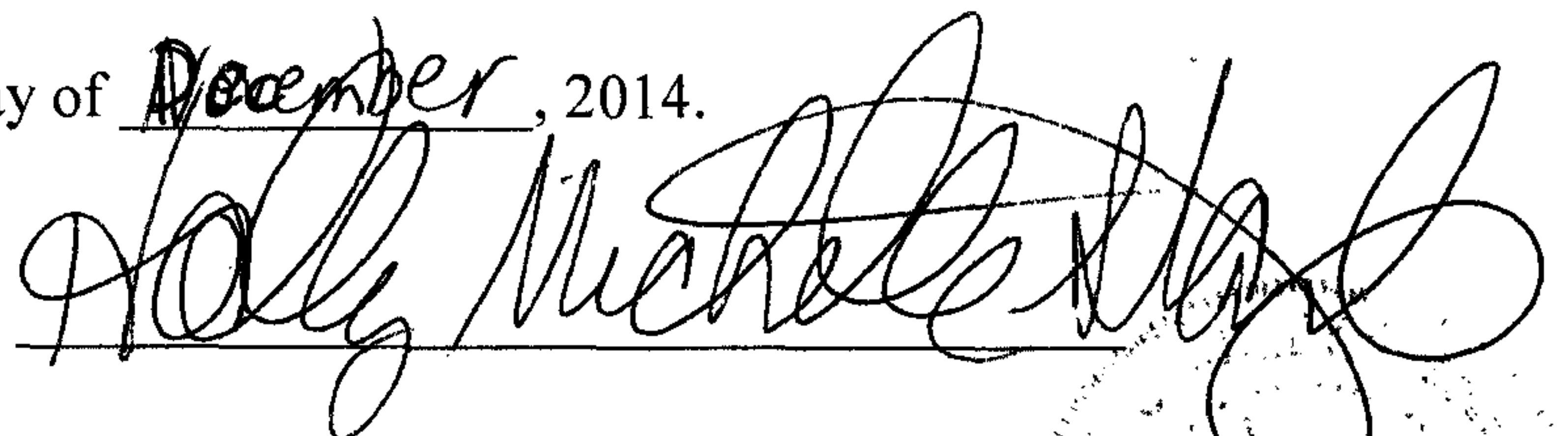
Cynthia Glass
1404 Eighth St.
Southwest, AL 35007

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that PHILLIP E. GLASS, 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 this the 5th day of December, 2014.



Print Name:

Holly Michelle Stanley

Commission Expires:

Real Estate Sales Validation Form

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

Grantor's Name PHILLIP E. GLASS
Mailing Address CYNTHIA GLASS
721 23rd Avenue
Calera, AL 35040

Grantee's Name PHILLIP E. GLASS
Mailing Address 721 23rd Avenue
Calera, AL 35040

Property Address 721 23rd Ave
Calera, AL 35040

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or

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Assessor's Market Value \$ 120,270.00

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 12-22-14

Print Phillip E. Glass

Unattested

Sign

Phillip E. Glass

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1

EXHIBIT A - LEGAL DESCRIPTION

Tax Id Number(s): 35 1 02 2 001 049.000

Land Situated in the County of Shelby in the State of AL

LOTS 5, 6, 7, AND 8 IN THE SE 1/4 OF THE NW 1/4 OF SECTION 2, TOWNSHIP 24 NORTH, RANGE 13 EAST OF THE PROPERTY OF J.P. WORD AS SHOWN BY THE SURVEY OF THE SAME RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO TAXES FOR THE CURRENT YEAR, EASEMENTS OF RECORD, EASEMENTS AS LOCATED AND RESTRICTIONS OF RECORD, IF ANY.

SOURCE OF TITLE: DEED IN INSTRUMENT NO: 20090309000083860

Commonly known as: 721 23rd Ave , Calera, AL 35040



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
01/16/2015 08:38:57 AM
\$86.50 CHERRY
20150116000015820

A handwritten signature in black ink, appearing to be "J. W. Fuhrmeister", is written over the printed name of the Probate Judge.