


**THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.**  
**LEGAL DESCRIPTION WAS PROVIDED BY GRANTEE.**

This instrument was prepared by:  
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**Attorney At Law, Inc.**  
**P O Box 822**  
**Columbiana, AL 35051**

  
20150122000024450 1/2 \$166.50  
Shelby Cnty Judge of Probate, AL  
01/22/2015 02:11:29 PM FILED/CERT

Send Tax Notice to:  
**John Daniel Paramore**  
40 Chelsea Corner  
Ste 131.  
Chelsea AL 35043

**WARRANTY DEED**

**STATE OF ALABAMA)**  
**COUNTY OF SHELBY)**

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of **ONE HUDRED FORTY NINE THOUSAND FOUR HUNDRED DOLLARS and NO/00 (\$149,400.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Lillie Bell Paramore Revocable Trust (herein referred to as Grantors)**, grant, bargain, sell and convey unto, **John Daniel Paramore (herein referred to as Grantee)**, the following described real estate, situated in: SHELBY County, Alabama, to-wit:

***Lot 423, according to the Survey of Shelby Forest Estates, 4<sup>th</sup> Sector, as recorded in Map Book 26, Page 19, in the Probate Office of Shelby County, Alabama.***

**SUBJECT TO:**

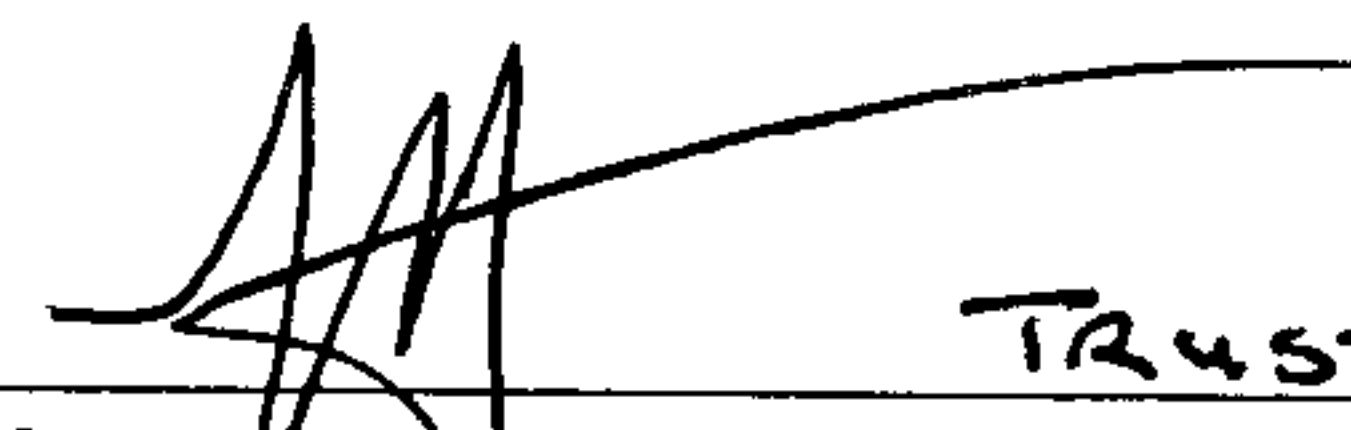
1. Ad valorem taxes due and payable October 1, 2015.
2. Easements, restrictions, rights of way, and permits of record.

This property constitutes no part of the homestead of the Grantors.

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

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

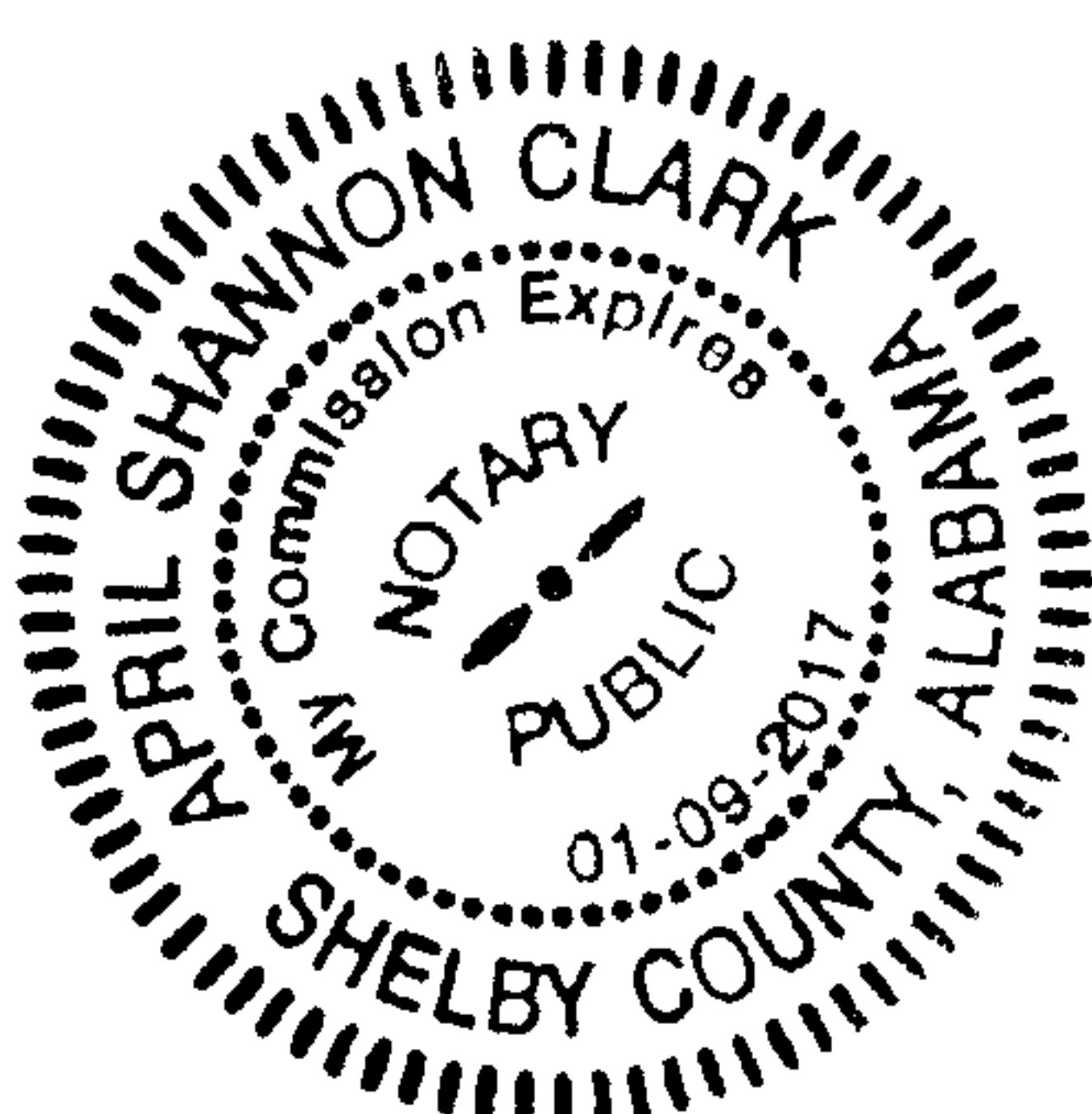
**IN WITNESS WHEREOF**, I have hereunto set my hand and seal this 21<sup>st</sup> day of January, 2015.

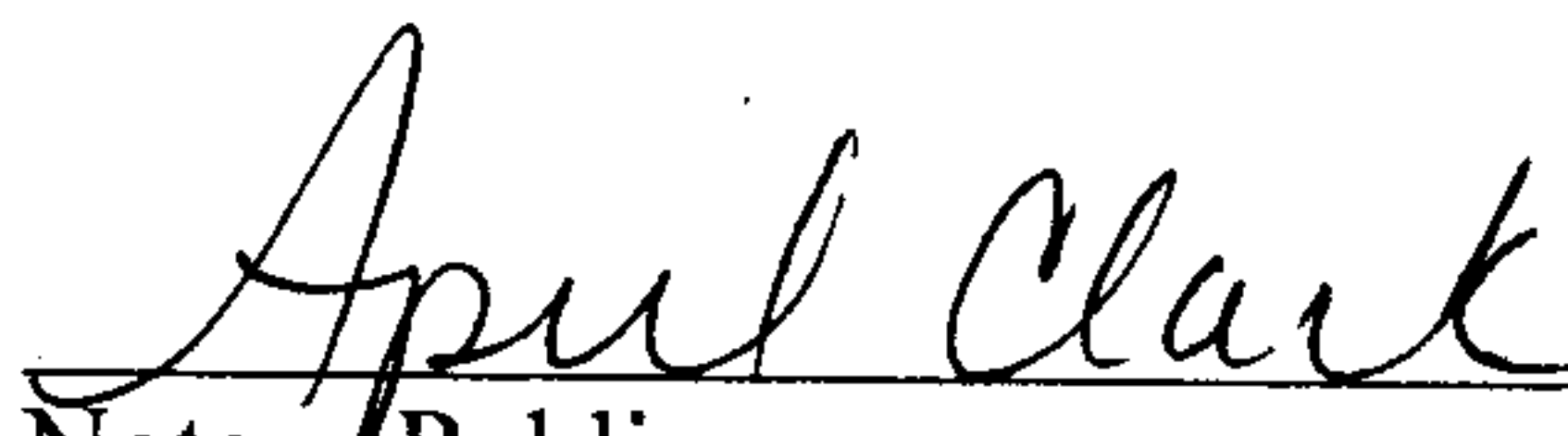
  
\_\_\_\_\_  
**Trustee**  
**Lillie Bell Paramore Revocable Trust**  
**By: Lynn Bealer, Trustee**

**STATE OF ALABAMA)**  
**COUNTY OF SHELBY)**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Lynn Bealer as Trustee of The Lillie Bell Paramore Revocable Trust**, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21<sup>st</sup> day of January, 2015



  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 1-9-2017

Shelby County, AL 01/22/2015  
State of Alabama  
Deed Tax: \$149.50



# Real Estate Sales Validation Form

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

Grantor's Name	<u>Lillie Bell Paramore Tr</u>	Grantee's Name	<u>John Daniel Paramore</u>
Mailing Address	<u>60 Chelsea Cor Bcy 156</u> <u>Chelsea AL 35043</u>	Mailing Address	<u>60 Chelsea Corners</u> <u>Sta 131</u> <u>Chelsea AL 35043</u>
Property Address	<u>1604 Shelby Forest Ln</u>	Date of Sale	<u>1-21-15</u>
		Total Purchase Price	_____
		or	
		Actual Value	_____
		or	
		Assessor's Market Value	<u>149,400.00</u>

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 checked="" type="checkbox"/> Other <u>tax Value</u>
<input 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 of 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 1-21-15

Print Lynn B. Baker, Trustee

Unattested

AC  
(verified by)

Sign [Signature]  
(Grantor/Grantee/Owner/Agent) circle one



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Form RT-1