

**INSTRUMENT PREPARED WITHOUT
BENEFIT OF TITLE EXAMINATION**

This instrument was prepared by:

Mitchell A. Spears

Attorney at Law

P O Box 119

Montevallo AL 35115

(205)665-5076

Send Tax Notice to: Devin M. Caldwell

661 Morgan Street

Montevallo, AL 35115

MINIMUM VALUE: \$24,000.00

Warranty Deed

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That, in consideration of **ONE DOLLAR AND OTHER GOOD AND VALUABLE CONSIDERATION**, to the undersigned Grantor in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, I (we),

MARY ANN NICHOLS BARNETT, an unmarried woman

(herein referred to as Grantor, whether one or more), hereby grant, bargain, sell and convey unto

DEVIN M. CALDWELL

(herein referred to as GRANTEE) the following described real estate situated in **SHELBY** County, Alabama, to-wit:

Lot No. 2 of the Barnett Family Subdivision, as recorded in Map Book 44, Page 119, Probate Office, Shelby County, Alabama, and situated in the North ½ of Section 19, Township 22 South, Range 3 West, Shelby County, Alabama.

SUBJECT TO:

- Taxes for 2015 and subsequent years.
- All leases, grants, exceptions or reservation of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records.

SOURCE OF TITLE: Deed Book 298, Page 633.

TO HAVE AND TO HOLD to the said GRANTEE and to the heirs and assigns of Grantee forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantee and Grantee's 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 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 Grantee and Grantee's heirs and assigns forever, against the lawful claims of all persons.



20150327000096680 1/3 \$44.00
Shelby Cnty Judge of Probate, AL
03/27/2015 11:22:07 AM FILED/CERT

Shelby County, AL 03/27/2015
State of Alabama
Deed Tax: \$24.00

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 25th day
of March, 2015.


Mary Ann Nichols Barnett
Mary Ann Nichols Barnett

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority a Notary Public in and for said County, in said State, hereby
certify that **Mary Ann Nichols Barnett**, 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 that same bears date.

Given under my hand and official seal, this the 25th day of March, 2015.

Debra J. Dye
Notary Public
My Commission Expires: 9/3/2018


20150327000096680 2/3 \$44.00
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Real Estate Sales Validation Form

Form RT-1

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

Grantor's Name Mary Ann Nichols Barnett
Mailing Address P. O. Box 477
Montevallo, AL 35115

Grantee's Name Devin M. Caldwell
Mailing Address 661 Morgan Street
Montevallo, AL 35115

Property Address Vacant Lot

Date: March 25, 2015
Total Purchase Price \$ _____
Or
Actual Value \$ _____
Or
Assessor Value \$ 24,000.00

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
XX Other Assessor's Tax Records

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).

Sign Mary Ann Nichols Barnett
Mary Ann Nichols Barnett, Grantor



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