



20150401000102190 1/3 \$53.00
Shelby Cnty Judge of Probate, AL
04/01/2015 10:55:38 AM FILED/CERT

**INSTRUMENT PREPARED WITHOUT
BENEFIT OF TITLE EXAMINATION**

This instrument was prepared by

Mitchell A. Spears

Attorney at Law

P.O. Box 119

Montevallo, AL 35115-0091 205/665-5076

(Name)

(Address)

Send Tax Notice to:

William P. Birchfield, Jr.

108 Augusta Avenue

Benton LA 71006

MINIMUM VALUE: \$33,000.00

Warranty Deed

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **ONE (\$1.00) DOLLAR AND OTHER GOOD AND VALUABLE CONSIDERATION** to the undersigned Grantors, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **William P. Birchfield, Jr., a married man and Ann Birchfield Rochester, a married woman** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **William P. Birchfield, Jr.** (herein referred to as Grantee, whether one or more), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

Beginning at a point 104.37 1/2 yards west of the center of Section 2, Township 22, Range 4 West, Thence run north 281 2/3 yards parallel with the meridian line of said Section to the Montevallo-Tuscaloosa Road, now and formerly called the Montevallo-Boothton Road, thence west 48.5 yards, thence south 281 2/3 yards, thence east 48.5 yards to the point of beginning; being a portion of the SE 1/4 of the NW 1/4 of Section 2, Township 22, Range 4 West; containing 2.75 acres, more or less.

SUBJECT TO:

Property taxes for 2015 and subsequent years.

Easements, reservations and restrictions of record.

THE ABOVE DESCRIBED REAL PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF EITHER GRANTOR HEREIN NAMED, NOR THAT OF THEIR RESPECTIVE SPOUSES, NEITHER IS IT CONTIGUOUS THERETO.

SOURCE OF TITLE:

Inst. # 1995-34917

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 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 31st day of March, 2015.

William P. Birchfield, Jr.
William P. Birchfield, Jr.

Ann Birchfield Rochester
Ann Birchfield Rochester


STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **William P. Birchfield, Jr. and Ann Birchfield Rochester**, whose names are signed to the foregoing conveyance, and who are known to me, and 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 and official seal this 31st day of March, 2015.

NG
Notary Public

My commission expires: 07/31/17


20150401000102190 2/3 \$53.00
Shelby Cnty Judge of Probate, AL
04/01/2015 10:55:38 AM FILED/CERT

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 William P. Birchfield, Jr. and Ann Birchfield Rochester
Mailing Address 108 Augusta Avenue
Benton, LA 71006

Grantee's Name William P. Birchfield, Jr.
Mailing Address 108 Augusta Avenue
Benton, LA 71006

Property Address 5770 Hwy. 10
Montevallo, AL 35115

Date: March 31, 2015
Total Purchase Price \$ _____
Or
Actual Value \$ _____
Or
Assessor Value \$ 33,000.00

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).


20150401000102190 3/3 \$53.00
Shelby Cnty Judge of Probate, AL
04/01/2015 10:55:38 AM FILED/CERT

Sign William P. Birchfield, Jr.
William P. Birchfield, Jr., Grantor