


20150505000146780 1/3 \$65.00
Shelby Cnty Judge of Probate, AL
05/05/2015 09:41:46 AM FILED/CERT

WARRANTY DEED
With Right of Survivorship

STATE OF ALABAMA

COUNTY OF SHELBY

Shelby County, AL 05/05/2015
State of Alabama
Deed Tax: \$45.00

KNOW ALL MEN BY THESE PRESENTS that **Tiffany A. Bryant a/k/a Tiffany A. Ford**, Grantor, a married woman of the first part, in consideration of Ten and no/100 Dollars (\$10.00) and other valuable consideration to them in hand paid by **Linda L. Knowles and Kimbrell D. Knowles**, Grantee, of the second part, the receipt whereof is hereby acknowledged, do grant, bargain, sell and convey unto the said **Linda L. Knowles and Kimbrell D. Knowles** for and during their natural lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, subject to the conditions, limitations and restrictions set out below, the following described real estate, to-wit:

The Southeasterly half of Lot 2 of Bonnie's Place, as recorded in Map Book 37, Page 40, in the Office of the Judge of Probate of Shelby County, Alabama, and being more particularly described as follows:

BEGIN at the NE Corner of above said Lot 2 of Bonnie's Place, said point being the POINT OF BEGINNING; thence N50°17'38"W and along the R.O.W. of Shelby Street, a distance of 25.00'; thence S39°44'17"W and leaving said R.O.W. of Shelby Street, a distance of 208.41'; thence S76°17'03"E, a distance of 27.82' to the SE Corner of above said Lot 2; thence N39°44'17"E, a distance of 196.21' to the POINT OF BEGINNING. Said Parcel containing 0.12 acres, more or less.

AND

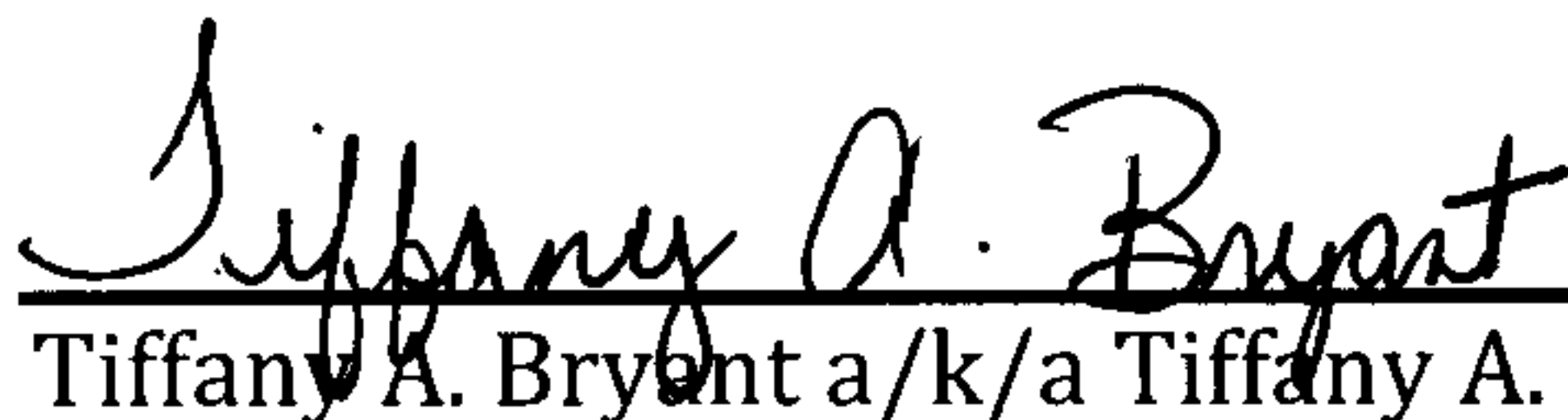
Lot 3 of Bonnie's Place, as recorded in Map Book 37, Page 40, in the Office of the Judge of Probate of Shelby County, Alabama.

TO HAVE AND TO HOLD the lot or parcel of land above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee, its heirs, successors and assigns.

THE SAID GRANTOR hereby covenant with and represent unto the said Grantees, their heirs, successors and assigns, that they are lawfully seized in fee simple of the lot or parcel of land above described; that said land does not constitute the homestead of the Grantor; that the same is free from all liens and encumbrances except ad valorem taxes, restrictions, restrictive covenants and easements of record, if any; that she has a good and lawful right

to sell and convey the same as aforesaid, and that she will forever warrant and defend title to same unto the said Grantee and unto his heirs, successors and assigns, forever, except as to the said taxes, restrictions, restrictive covenants and easements of record, if any.

IN WITNESS WHEREOF, the said Grantor have hereunto set their hands and seals on this the day and year first above written.



Tiffany A. Bryant a/k/a Tiffany A. Ford

STATE OF ALABAMA

COUNTY OF Etowah

I, the undersigned, a Notary Public in and for said county and state, hereby certify that **Tiffany A. Bryant a/k/a Tiffany A. Ford**, a married woman, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date that, being informed of the contents of this conveyance, she executed the same voluntarily on the day the same bears date.

THIS the 4th day of May 2015.



NOTARY PUBLIC

COMMISSION EXPIRES:

9/05/17

THIS INSTRUMENT PREPARED BY:

FRANKLIN H. EATON, JR.

1360 AL Hwy 205 South Boaz, AL 35956

(256) 738-4730


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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>Tiffany A. Bryant</u>	Grantee's Name	<u>Linda H. Hovles</u>
Mailing Address	<u>1580 Alabama Hwy 75</u> <u>Albertville, AL</u> <u>35951</u>	Mailing Address	<u>Kimberly D. Hovles</u> <u>3345 Sp Oak Rd</u> <u>Montevallo, AL</u> <u>35115</u>
Property Address	<u>362032002021002</u> <u>1/2 of 362032002021001</u>	Date of Sale	<u>5/4/2015</u>
		Total Purchase Price	\$ <u>45,000</u>
		or	
		Actual Value	\$ _____
		or	
		Assessor's Market Value	\$ _____

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	☐ Appraisal
☐ Sales Contract	☐ Other _____
☐ 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 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 5/5/15

Print

Linda Lawson Hovles

Sign

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

✓ Unattested

[Signature]
(verified by)

