

20150507000149640 1/5 \$27.00
Shelby Cnty Judge of Probate, AL
05/07/2015 10:42:01 AM FILED/CERT

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
201411-79

Send tax notice to:

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, WILLIAM L. GUY, a single man, and DEBORAH GRAY GUY, a single woman, who acquired title as husband and wife, as joint tenants with rights of survivorship (herein referred to as grantor, whether one or more), do warrant, grant, bargain, sell and convey, pursuant to Divorce Decree unto WILLIAM L. GUY, a single man (herein referred to as grantee, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT NO. 5, ACCORDING TO THE MAP OF SHELBY SHORES, INC.,
- 1969 SECTOR, AS RECORDED IN MAP BOOK 5, PAGE 46, IN THE
PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

BRING the same property conveyed unto William L. Guy and Deborah Gray Guy, Joint Tenants with Rights of Survivorship, by Deed from Double Oak Properties, LLC, dated June 4, 2007, recorded June 27, 2007, as Instrument No. 20070627000303600.

Property Address: 19081 River Drive, Shelby, Alabama 35143
PIN: 31-3-07-0-002-033.000

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.

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 20th day of ~~January~~ February, 2015.

William L. Guy
WILLIAM L. GUY

Grantor Address:
19081 River Drive
Shelby, AL 35143

Grantee Address:
19081 River Drive
Shelby, AL 35143

STATE OF ALABAMA

COUNTY OF SHELBY

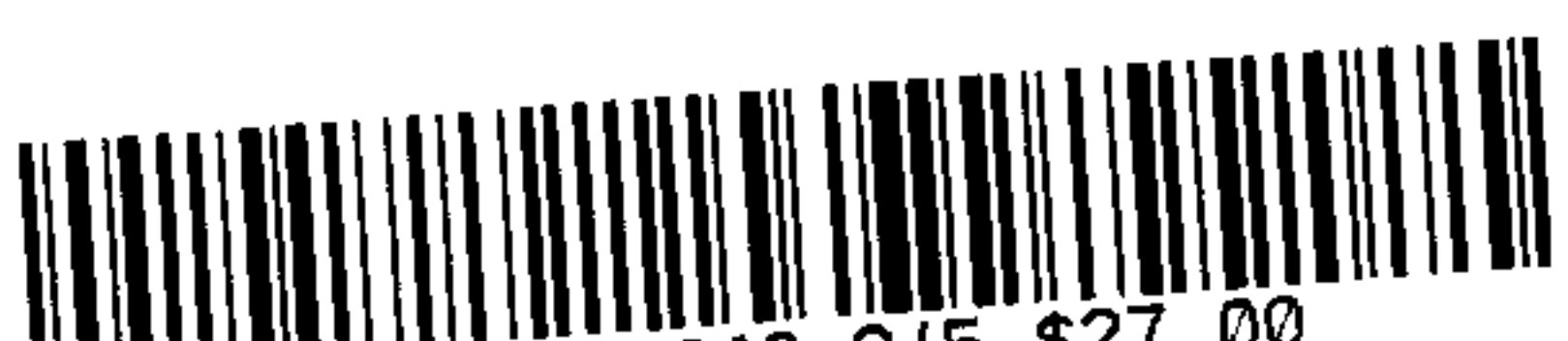
I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that WILLIAM L. GUY, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand this the 20th day of February, 2015.


James T. Rogers
Print Name: JAMES T. ROGERS

Commission Expires:
11-4-18

RETURN TO:
FNC Title Services, LLC
1300 Piccard Drive
Suite 105
Rockville, MD 20850


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IN WITNESS WHEREOF I hereunto set my hand and seal
this 18th of February, 2015


DEBORAH GRAY GUY

STATE OF ALABAMA


COUNTY OF SHELBY

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that DEBORAH GRAY GUY, 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 this the _____ day of _____, 2015.

Print Name:

Commission Expires:


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**Department of State
Consular Section of the United States of America**

Certificate of Acknowledgment of Execution of an Instrument


**CANADA)
PROVINCE OF NOVA SCOTIA)
CITY AND COUNTY OF HALIFAX) SS:
CONSULATE GENERAL OF THE)
UNITED STATES OF AMERICA)**

I, Richard H. Riley IV, Consul General of the United States of America at
Halifax, Canada, duly commissioned and qualified, do hereby
certify that on this 18th day of February, 2015, before me
personally appeared Deborah Gray Guy=====
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to me personally known, and known to me to be the individual(s) described
in, whose name(s) is subscribed to, and who executed the annexed
instrument, and being informed by me of the contents of said instrument
she duly acknowledged to me that she executed the same freely and
voluntarily for the uses and purposes therein mentioned.

*In witness whereof I have hereunto set my hand and
official seal the day and year last above written.*

SEAL



Richard H. Riley IV
Consul General of the United States of America

Real Estate Sales Validation Form

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

Grantor's Name WILLIAM L. GUY + DEBORAH GRAY Mailing Address 19081 RIVER DRIVE SHELBY, AL 35143
Grantee's Name WILLIAM L. GUY Mailing Address 19081 RIVER DRIVE SHELBY, AL 35143

Property Address 19081 RIVER DRIVE SHELBY, AL 35143

Date of Sale 02/20/2015 Total Purchase Price \$ 10.00



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Actual Value \$ or Assessor's Market Value \$ 29,540.00

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 Deed to perfect title

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 3/9/15

Print MELINDA ALBAN

Unattested (verified by)

Sign Melinda Alban (Grantor/Grantee/Owner/Agent) circle one