


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

Send tax notice to:

  
20150513000157440 1/5 \$37.50  
Shelby Cnty Judge of Probate, AL  
05/13/2015 08:18:50 AM FILED/CERT

**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, TIMOTHY M. FOSTER, a married man and the surviving spouse of DESMA FOSTER, deceased, and his wife, SKEETER P. FOSTER (herein referred to as grantor, whether one or more), do warrant, grant, bargain, sell, and convey unto TIMOTHY M. FOSTER and SKEETER P. FOSTER, Husband and Wife, as joint tenants with right of survivorship (herein referred to as grantee, whether one or more) the following-described real estate, situated in Shelby County, Alabama, to-wit:

THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE  
COUNTY OF SHELBY AND STATE OF ALABAMA, TO-WIT:

LOT 21 ACCORDING TO THE SURVEY OF EMERALD PARC  
SUBDIVISION AS RECORDED IN MAP BOOK 29, PAGE 47,  
SHELBY COUNTY, ALABAMA RECORDS.

Being the same property conveyed to TIMOTHY M. FOSTER and  
DESMA FOSTER, Husband and Wife, for and during their joint lives, and  
upon the death of either of them, then to the survivor of them in fee  
simple, by deed from JD HOMES, INC., an Alabama corporation, dated  
November 3, 2003, and recorded November 10, 2003, as Instrument No.  
20031110000743400 of Official Records.

PARCEL ID #15-5-16-3-003-021-000  
PURPORTED ADDRESS: 214 Emerald Cove, Chelsea, AL 35043

A copy of the Death Certificate of DESMA FOSTER is attached hereto.

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

Shelby County, AL 05/13/2015  
State of Alabama  
Deed Tax: \$11.50

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 4 day of May, 2015.

  
TIMOTHY M. FOSTER

  
SKEETER P. FOSTER


Grantor/Grantee Address: 214 Emerald Cove, Chelsea, AL 35043

STATE OF ALABAMA

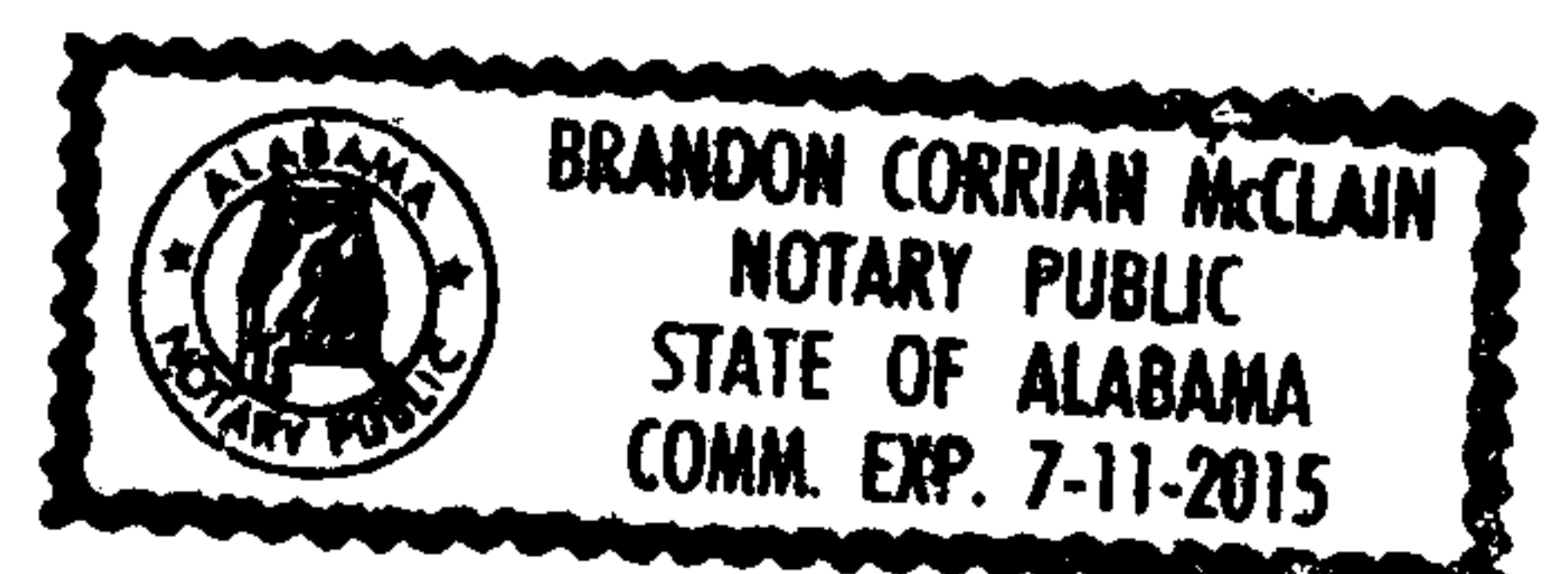
COUNTY OF SHELBY

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that TIMOTHY M. FOSTER, 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 4th day of May, 2015.

  
Print Name:

Commission Expires:



STATE OF ALABAMA

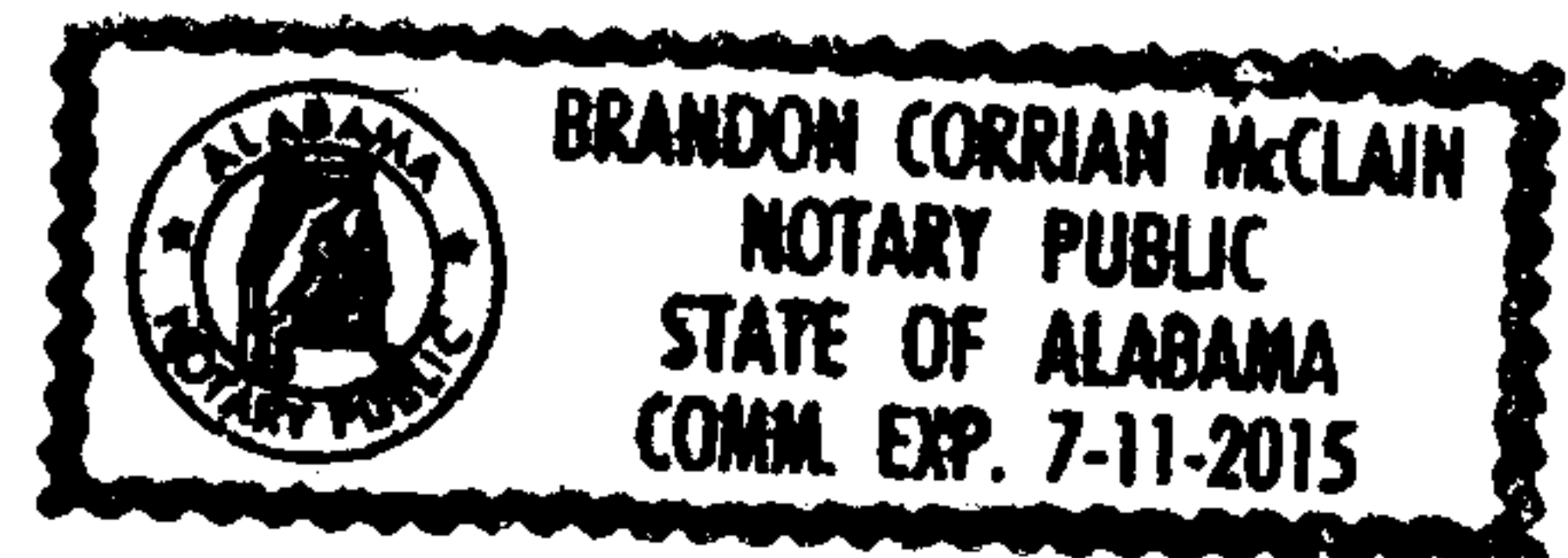
COUNTY OF SHELBY

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that SKEETER P. FOSTER, 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 4<sup>th</sup> day of May, 2015.

Brandon McClain  
Print Name:

Commission Expires: 7-11-15



**Exhibit A**

**Address:** 214 Emerald Cove  
Chelsea, AL 35043

**LEGAL DESCRIPTION**

**THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF  
SHELBY AND STATE OF ALABAMA, TO-WIT:**

**LOT 21 ACCORDING TO THE SURVEY OF EMERALD PARC SUBDIVISION AS  
RECORDED IN MAP BOOK 29, PAGE 47, SHELBY COUNTY, ALABAMA RECORDS.**

**PARCEL ID #15-5-16-3-003-021-000**

**PURPORTED ADDRESS: 214 Emerald Cove, Chelsea, AL 35043**



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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 Timothy M. Foster, Deana  
Mailing Address Foster, Skeeter P. Foster  
214 Emerald Cove, Chelsea,  
AL 35043

Grantee's Name Timothy M. Foster and Skeeter P.  
Mailing Address Foster  
214 Emerald Cove, Chelsea, Al.  
35043

Property Address 214 Emerald Cove, Chelsea,  
AL 35043

Date of Sale 5.4.15  
Total Purchase Price \$

or  
Actual Value \$

or  
Assessor's Market Value \$ 22,140 ÷ 1/3 = 11,070

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 Tax Assessment

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 5.4.15

Print Timothy M. Foster and Skeeter P. Foster

Sign [Signature] Skeeter P. Foster  
(Grantor/Grantee/Owner/Agent) circle one

Unattested



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Form RT-1