

NTC1500233

Send tax notice to:

Terry G. Palmer
Linda G. Palmer
1476 King Street
Montevallo, AL 35115

This instrument prepared by:
Stewart & Associates, P.C.
3595 Grandview Pkwy, #645
Birmingham, Alabama 35243

State of Alabama
County of Shelby


20150702000223560 1/3 \$21.00
Shelby Cnty Judge of Probate, AL
07/02/2015 01:06:39 PM FILED/CERT

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Sixty Four Thousand and 00/100 Dollars (\$164,000.00) in hand paid to the undersigned **Adrian Aloysius Wilson Cartier and Dana M. Dronen n/k/a Dana M. Cartier, husband and wife** (hereinafter referred to as "Grantors"), by **Terry G. Palmer and Linda G. Palmer** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lots 20, 21, 22, 23, 24, 25 and 26, according to map of Wooley Heights, as recorded in Deed Book 77, Page 443, in the Probate Office of Shelby County, Alabama.

ALSO, a lot described as follows: Begin at the Southeast corner of said Lot 21; thence in a Northeasterly direction along the Southeast boundary of said Lots 20 thru 26 for 150.00 feet to the Northeast corner of said Lot 26; thence in a Southeasterly direction in a straight line (which would be a continuation of the North line of said Lot 26 for 50.00 feet); thence in a Southwesterly direction along a line parallel to said Southeast boundary for Lots 20 to 26 for 150.00 feet; thence in a Westerly direction for 55.90 feet to the point of beginning.

Adrian Aloysius Wilson Cartier is one and the same person as Adrian Aloysius Wilson, Petitioner, in Decree Confirming Declaration as to Change of Name dated April 16, 2009, filed in Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2015 AND THEREAFTER.

BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

\$164,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that it is free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantors, Adrian Aloysius Wilson Cartier and Dana M. Dronen n/k/a Dana M. Cartier, have hereunto set their signatures and seals on June 27, 2015.



20150702000223560 2/3 \$21.00
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Adrian Cartier
Adrian Aloysius Wilson Cartier

Dana M. Cartier
Dana M. Dronen n/k/a Dana M.
Cartier

STATE OF Missouri
COUNTY OF St. Louis County

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Adrian Aloysius Wilson Cartier and Dana M. Dronen n/k/a Dana M. Cartier, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 27 day of June, 2015.

(NOTARIAL SEAL)



Nermina Muratovic
Notary Public
Print Name: Nermina Muratovic
Commission Expires: April 06, 2019

Real Estate Sales Validation Form

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

Grantor's Name: Adrian Aloysuis Wilson Cartier
and Dana M. Cartier

Grantee's Name: Terry G. Palmer and Linda G.
Palmer

Mailing Address: 1627 Locust St #903
St Louis, MO 63103

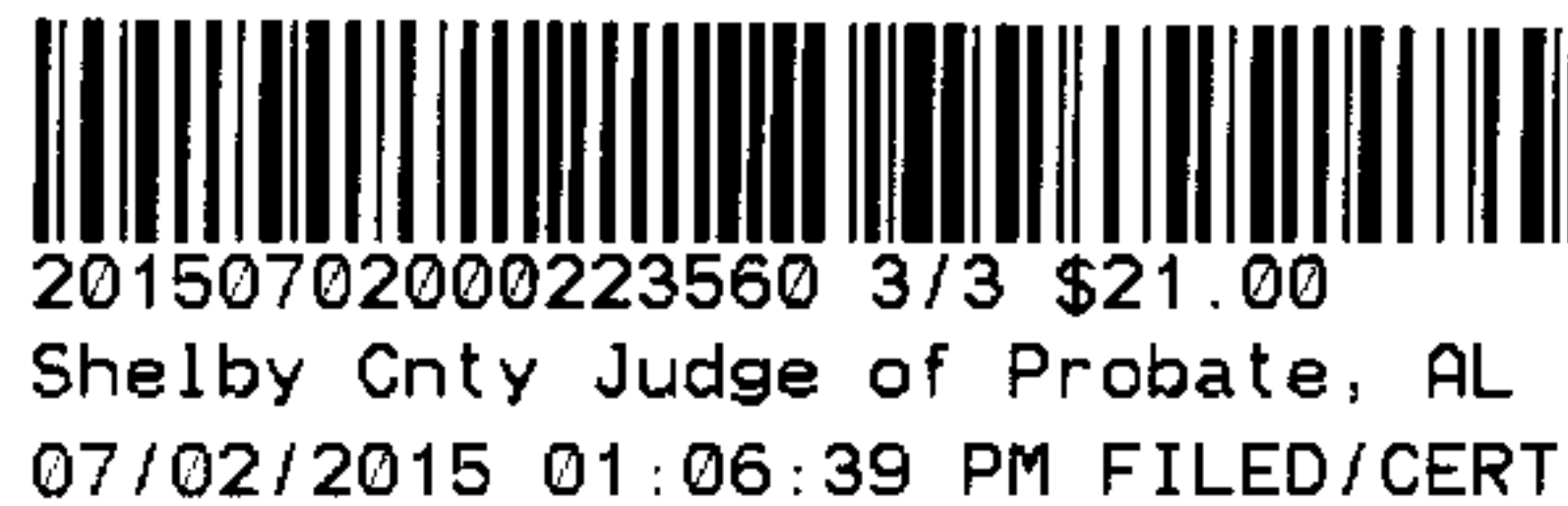
Mailing Address: 1476 King Street
Montevallo, AL 35115

Date of Sale: 6/30/2015
Total Purchase Price: \$164,000.00

Property Address: 1476 King Street
Montevallo, AL 35115

Actual Value: \$ n/a

County: Shelby



Assessor's Market Value: \$ n/a

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: 6/30/2015

Print: Michelle Pouncey

☐ Unattested

(verified by)

Sign

(Grantor / Grantee / Owner / Agent) Circle One

Form RT-1