


Send tax notice to:
Tanna L. Davis
4556 Guilford Circle
Birmingham, AL 35242
File No. PEL1500188

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

STATE OF ALABAMA
SHELBY COUNTY

WARRANTY DEED


20150811000277770 1/3 \$23.00
Shelby Cnty Judge of Probate, AL
08/11/2015 07:59:36 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Sixty Two Thousand Nine Hundred and 00/100 Dollars (\$162,900.00) in hand paid to the undersigned, **Marian Jahns Deppensmith as Personal Representative of the Estate of Jean Elaine Deppensmith, deceased Probate Case# PR2015-000273** (hereinafter referred to as "Grantors"), by **Tanna L. Davis** (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 114, according to the Final Record Plat of Greystone Farms, Guilford Place, Phase 1, as recorded in Map Book 20, Page 105, in the Probate Office of Shelby County, Alabama.

The property being conveyed herein does not constitute the homestead of the Grantor nor Jean Elaine Deppensmith was unmarried woman.
Jean Elaine Deppensmith is one and the same person as Jean E. Deppensmith and also the same as Jean Deppensmith.

SUBJECT TO:

- 1.) ADVALOREM TAXES DUE OCTOBER 01, 2015 AND THEREAFTER.
- 2.) BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.
- 3.) MINERAL AND MINING RIGHTS NOT OWNED BY THE GRANTOR.

\$159,948.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

The Grantor does for herself, her heirs and assigns, covenant with Grantee, her heirs, executors, administrators and assigns, that she is lawfully seized in fee simple of said premises; that it is free from all encumbrances except as noted above; that she has have a good right to sell and convey the same as aforesaid; and that she will, and their heirs, executors, administrators shall warrant and defend the same to the said Grantee, her heirs and assigns forever, against the lawful claims of all persons.

Shelby County, AL 08/11/2015
State of Alabama
Deed Tax: \$3.00

TO HAVE AND TO HOLD to Grantee, her heirs, executors, administrators and assigns forever.

5TH IN WITNESS WHEREOF, Grantor has set her signature and seal on this, the day of August, 2015.

Marian Jahns Deppensmith

Marian Jahns Deppensmith, as Personal
Representative of the Estate of Jean Elaine
Deppensmith, deceased Probate Case No.
PR2015 000273

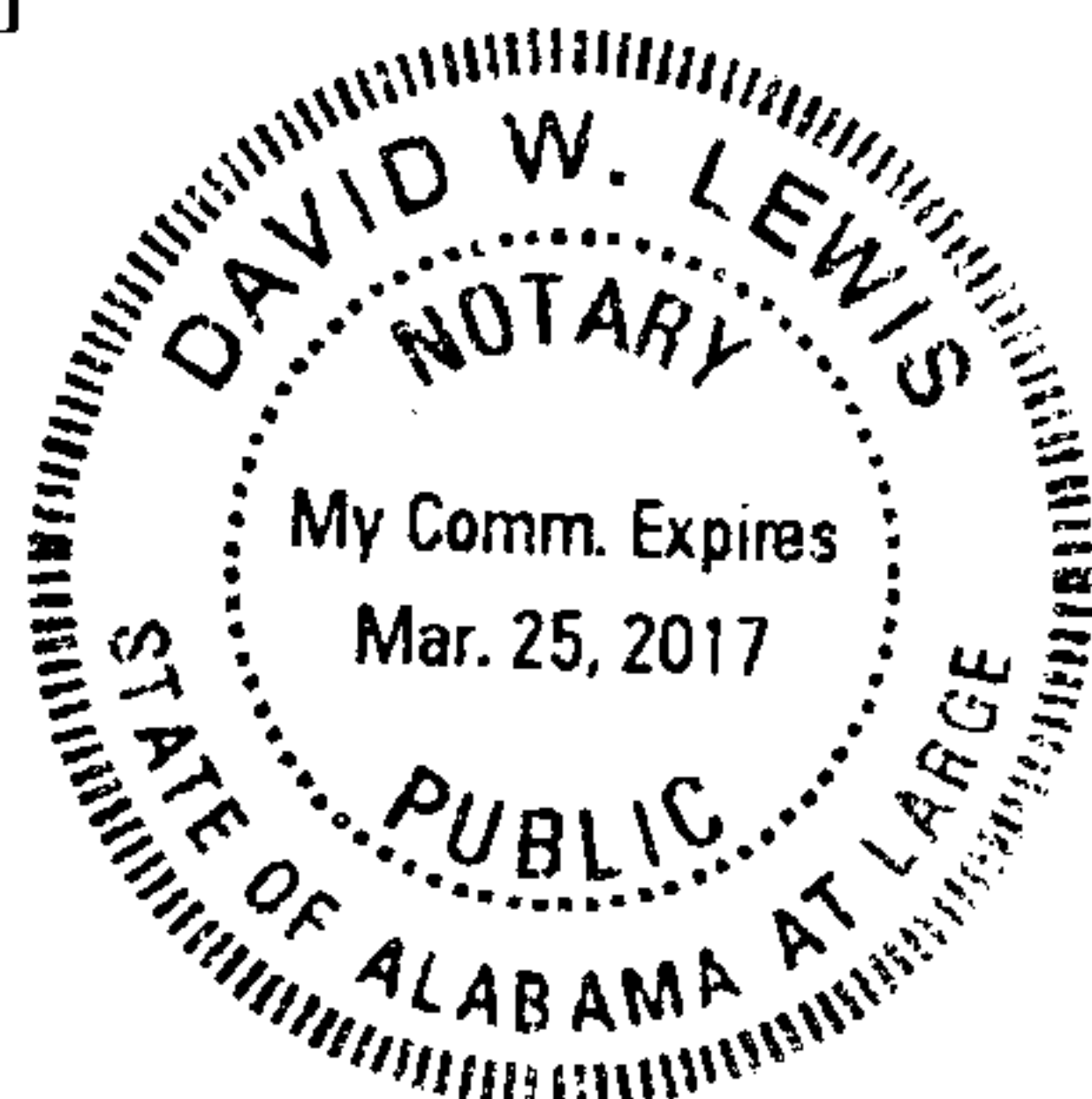
STATE OF ALABAMA)
COUNTY OF SHELBY)

20150811000277770 2/3 \$23.00
Shelby Cnty Judge of Probate, AL
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I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Marian Jahns Deppensmith, whose name as Personal Representative of the Estate of Jean Elaine Deppensmith, deceased, Probate Case No. PR 2015 000273, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she, as such Personal Representative and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this, the 5TH day of
AUGUST, 20 15.

[NOTARIAL SEAL]



David W. Lewis
Notary Public
Printed Name: DAVID W. LEWIS
My Commission Expires:

3/25/17

Real Estate Sales Validation Form

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

Grantor's Name ESTATE OF JEAN EMMIE
 Mailing Address DEPPENSMITH
12000 TURMELLE DR
HUNTSVILLE, AL 35803

Grantee's Name TAMPA L. DAVIS
 Mailing Address 4556 GULFORD CER
BIHAM, AL 35242

Property Address 4556 GULFORD CER
BIHAM, AL 35242

Date of Sale 8-5-15

Total Purchase Price \$ 162,900

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
☒ Sales Contract
☒ Closing Statement

☐ Appraisal
☐ Other

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 8/5/15

Print D. Davis

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



2015081100027770 3/3 \$23.00
 Shelby Cnty Judge of Probate, AL
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