

Grantor's Name: Candy S. Carter  
Mailing Address: 1916 E Woodbrook Cir, Alabaster AL 35007

Grantee's Name: Carol Bice  
Mailing Address: 1400 Mollys Place, Alabaster, AL 35007

Property Address: 1400 Mollys Place  
Alabaster, AL 35007

Date of Sale: 8/31/2015  
Total Purchase Price: \$150,000.00

**SEND TAX NOTICE TO:**

(Name) **Carol Bice**  
(Address) 1400 Mollys Place, Alabaster, AL 35007

This instrument was prepared by  
**STEPHEN GRIMES, ATTORNEY AT LAW**  
P.O. Box 463 - 1106 Main Street, Gardendale, AL 35071

**WARRANTY DEED, WITHOUT SURVIVORSHIP**

STATE OF ALABAMA }  
SHELBY COUNTY }                      **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of One Hundred Fifty Thousand and NO/100 (\$150,000.00)-----DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEE(S) herein, the receipt whereof is acknowledged, I or We,  
**Candy S. Carter, an unmarried woman**

(herein referred to as grantors) do grant, bargain, sell and convey unto

**Carol Bice**

(herein referred to as GRANTEE, whether one or more), the following described real estate situated in  
**SHELBY COUNTY, ALABAMA**, to-wit:


Lot 73, according to the Survey of Scottsdale Second Addition, as recorded in Map Book 7, Page 118, in the  
Probate Office of Shelby County, Alabama.

Subject to any mineral and mining rights, if not owned by the grantor.  
Subject to any restrictions, covenants, easements and rights of way of record; and taxes due in the year of 2015,  
a lien, but not yet payable.

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

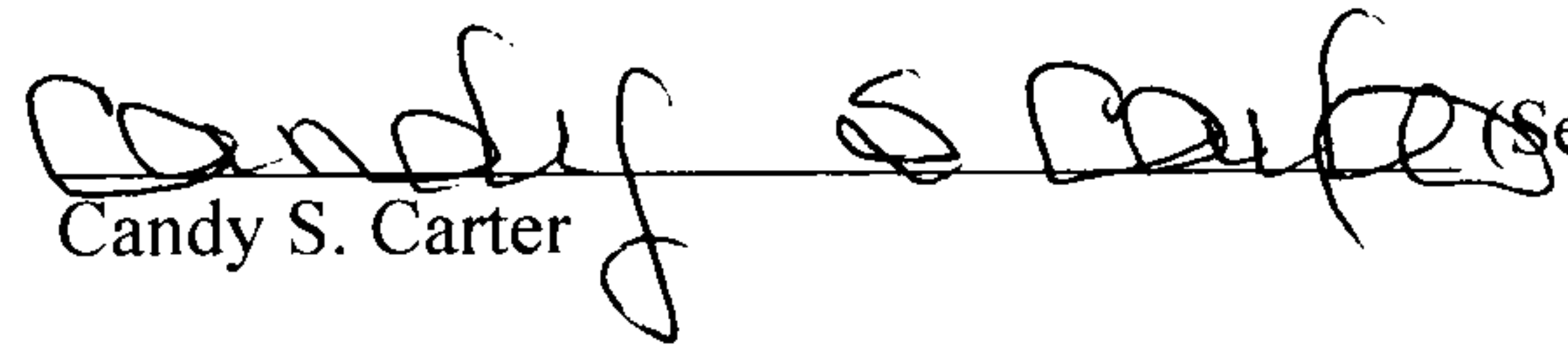
And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES,  
their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances,  
unless otherwise noted above; that I (we) 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 GRANTEES, their heirs and assigns forever, against  
the lawful claims of all persons.

Shelby County, AL 09/03/2015  
State of Alabama  
Deed Tax: \$150.00

  
20150903000308620 1/3 \$170.00  
Shelby Cnty Judge of Probate, AL  
09/03/2015 01:58:18 PM FILED/CERT

*CSC*

IN WITNESS WHEREOF, I(We) have hereunto set my(our) hand(s) and seal(s), this 31<sup>st</sup> day of August, 2015.

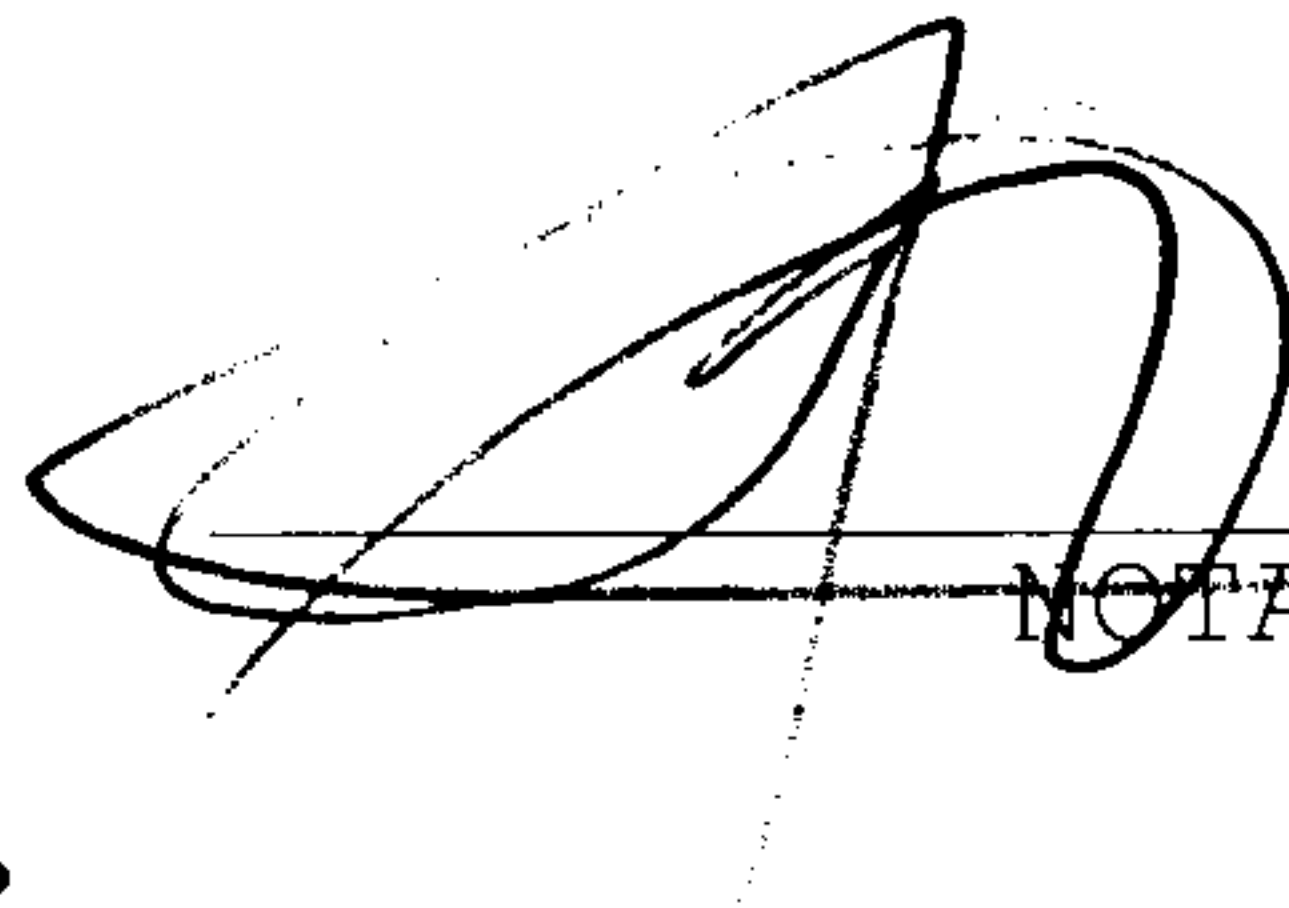
 (Seal)  
Candy S. Carter

STATE OF ALABAMA}

COUNTY OF JEFFERSON}

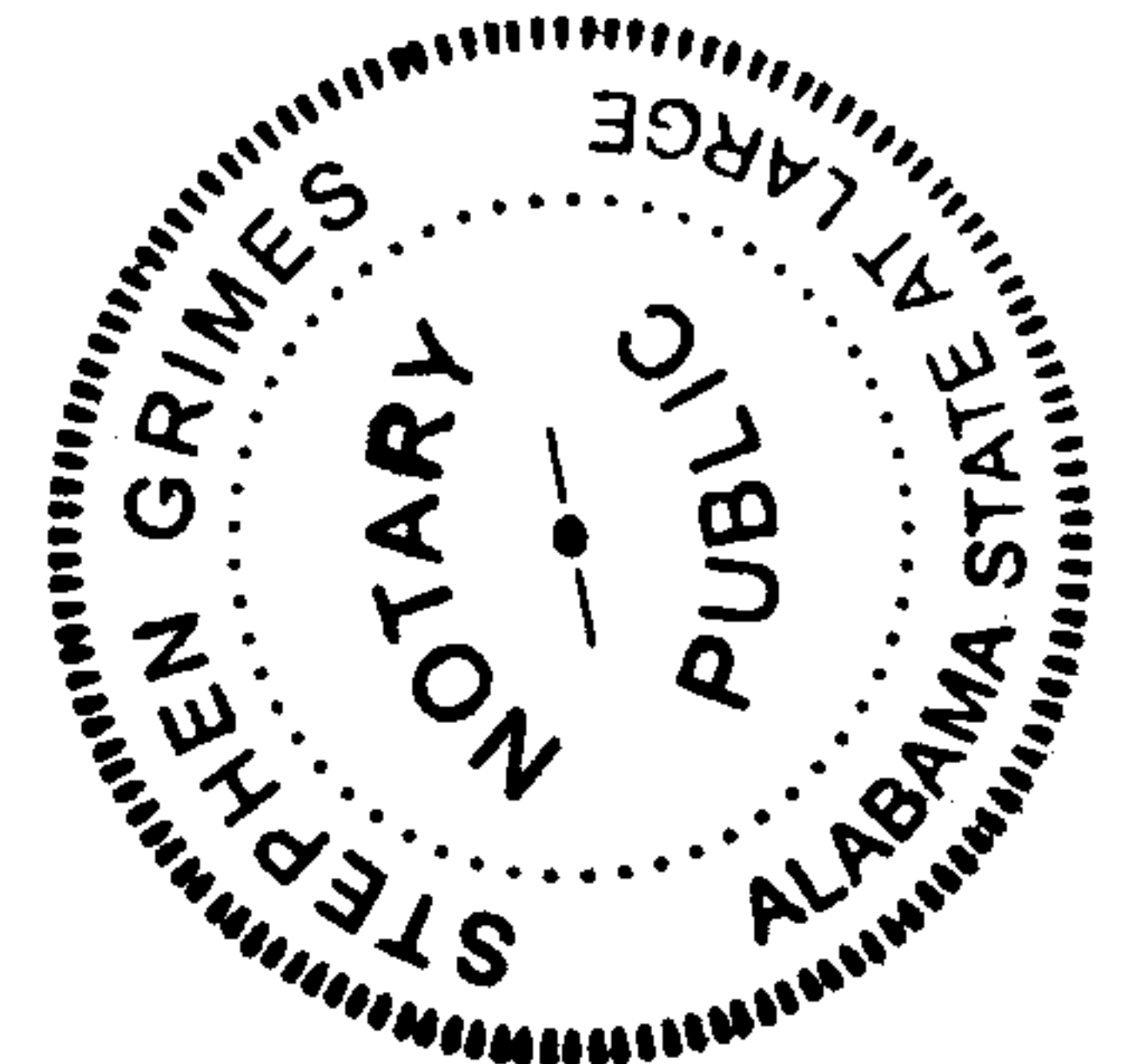
I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Candy S. Carter**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance she has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31<sup>st</sup> day of August, 2015.

  
NOTARY PUBLIC

My commission expires: 11/10/2018

(SEAL)



20150903000308620 2/3 \$170.00  
Shelby Cnty Judge of Probate, AL  
09/03/2015 01:58:18 PM FILED/CERT



# Real Estate Sales Validation Form

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

Grantor's Name Candy A Carter  
Mailing Address \_\_\_\_\_

Grantee's Name Carol Bice  
Mailing Address 1400 Mollins Place  
Alabaster, AL 35007

Property Address 1400 Mollins Place  
Alabaster, AL 35007

Date of Sale 8/31/2015

Total Purchase Price \$ 150,000.00

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 8/31/15

Print Carol Bice

Unattested \_\_\_\_\_

Sign Carol Bice

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20150903000308620 3/3 \$170.00  
Shelby Cnty Judge of Probate, AL  
09/03/2015 01:58:18 PM FILED/CERT