

Warranty Deed

State of Alabama

Shelby County, Alabama



20150910000317220 1/2 \$68.00
Shelby Cnty Judge of Probate, AL
09/10/2015 02:38:45 PM FILED/CERT

Know All Men By These Presents,

I Dianne C. Cleveland, sole owner of the below described property, on this the ninth (9th) day of September 2015 do hereby grant, and acknowledge that I am adding the name of my lawful and legal spouse, W. O'Neal Cleveland as joint owner of this real estate property situated in Shelby County, Alabama to wit;

Lot 73, according to the survey of Canyon Park Townhouses, as recorded in Mao Book 19, Page 19, in the Probate Office of Shelby County, Alabama.

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

And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEE, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, debts, unless otherwise noted above I have a good right to sell and convey the same as aforesaid: that I will and my heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, their heirs and assigns forever, against any lawful claims of any and all persons.

Dianne C. Cleveland

I, the undersigned authority, a Notary Public in for the State of Alabama, at large do hereby certify and affirm that the Dianne C. Cleveland, whose name is signed to the foregoing conveyance, and who is known and property identified to me, acknowledges before me on this this day, that being informed of the contents of this conveyance she executed the same voluntarily on the day the same bears date.

Sworn and given under my hand and official seal this the 9th day of September, 2015.

Notary Public

My Commission Expires November 1, 2016

My Commission Expires : _____

Tax Notice to be sent to: W. O'Neal Cleveland or Dianne C. Cleveland
1475 Oak Grove Road
Springville, Alabama 35146

Shelby County, AL 09/10/2015
State of Alabama
Deed Tax: \$51.00

Real Estate Sales Validation Form

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

Grantor's Name Dianne C. Cleveland
Mailing Address 1475 Oak Grove Rd
Springville AL 35146

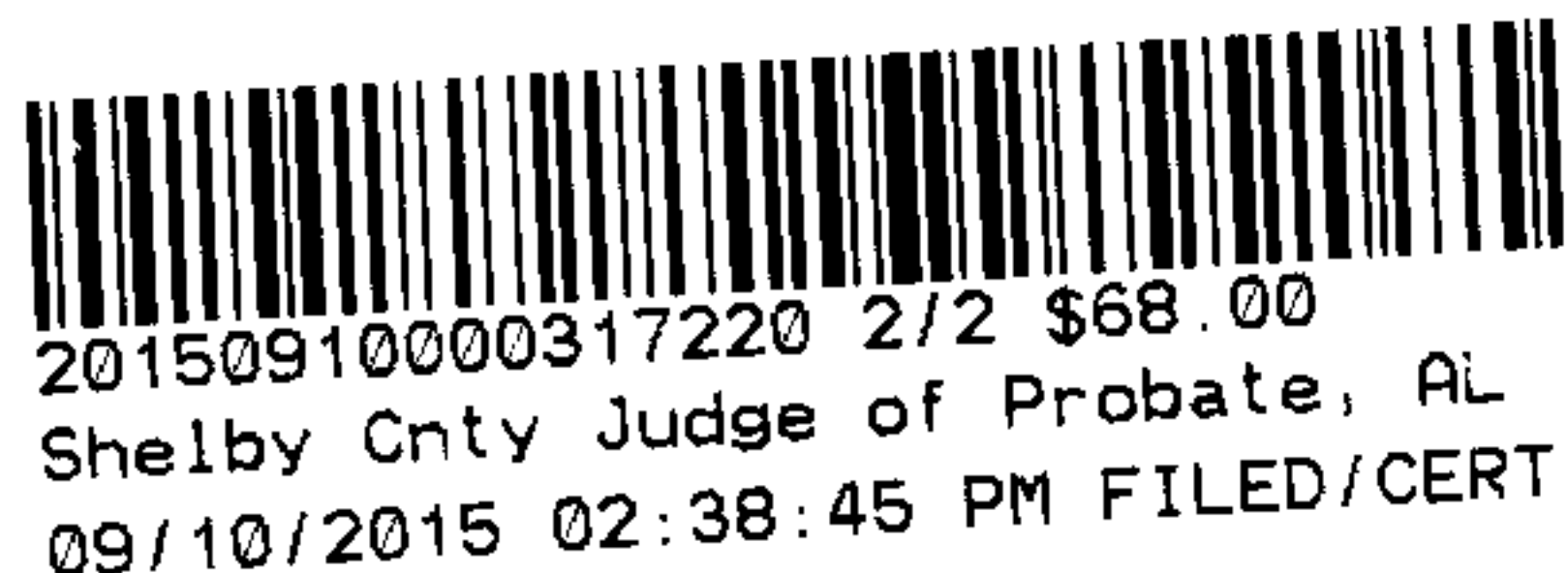
Grantee's Name W. O. Neal Cleveland
Mailing Address 1475 Oak Grove Rd
Springville AL 35146

Property Address 505 Canyon Park Dr
Pelham AL 35124

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 102,000 1/2 = 51,000



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 9/10/15

Print W. O. Neal Cleveland

☐ Unattested
(verified by)

Sign W. O. Neal Cleveland
(Grantor/Grantee/Owner/Agent) circle one