

20150929000338940 1/2 \$373.00  
Shelby Cnty Judge of Probate, AL  
09/29/2015 08:43:40 AM FILED/CERT

Send tax notice to:  
Nelson R. Bailey & Jane L. Bailey  
410 Valley View Lane  
Indian Springs Village, AL 35124

## **CORPORATION FORM WARRANTY DEED**

STATE OF ALABAMA  
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **THREE HUNDRED FIFTY-SIX THOUSAND AND NO/100 DOLLARS** to the undersigned grantor, Great South Construction Company, Inc., a corporation, (herein referred to as grantor), in hand paid by the grantees herein, the receipt of which is hereby acknowledged, the said grantor does by these presents, grant, bargain, sell and convey unto Nelson R. Bailey, a married man and Jane L. Bailey, a married woman (herein referred to as grantee, whether one or more) the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 2, according to J.H. Barker's survey of a part of the NE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of Section 1, Township 20, Range 3 West, and a part of the NW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of Section 6, Township 20, Range 2 West, as recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Map Book 2, and also the following described lands, as follows: Part of the SE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 1, Township 20 South, Range 3 West, more particularly described as follows: Commence at the SE corner of said SE  $\frac{1}{4}$  of NE  $\frac{1}{4}$  of said Section 1, Township 20, Range 3 West; thence west along the south line of said SW  $\frac{1}{4}$  of NE  $\frac{1}{4}$ , 478.73 feet to the point of beginning; thence in a Northwesterly direction, along the southwesterly line extended of Lot 1 in J.H. Barker's survey according to the map of said survey recorded in Map Book 2 in said Office of the Judge of Probate (said line running in a northwesterly and southeasterly direction) a distance of 170 feet to what was on January 18, 1930, the center of Bishops Creek; thence in a southwesterly direction 180 feet to a point which is 325 feet west of the point of beginning; thence east to the point of beginning; less a right of way deeded for widening the present paved state highway; being situated in Shelby County, Alabama.

Subject to Easements, Current taxes, Restrictions and Rights of Way of Record.

TO HAVE AND TO HOLD, to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And said grantor does for itself, its successors and assigns, covenant with said grantee, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances; that it has a good right to sell and convey the same as aforesaid; and that it will and its successors and assigns 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, the said grantor, by its, Secretary/Treasurer, Jane L. Bailey, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 1<sup>st</sup> day of August, 2015 .

ATTEST:

Shelby County, AL 09/29/2015  
State of Alabama  
Deed Tax: \$356.00

Great South Construction Company, Inc.  
Corporation Name

By: 

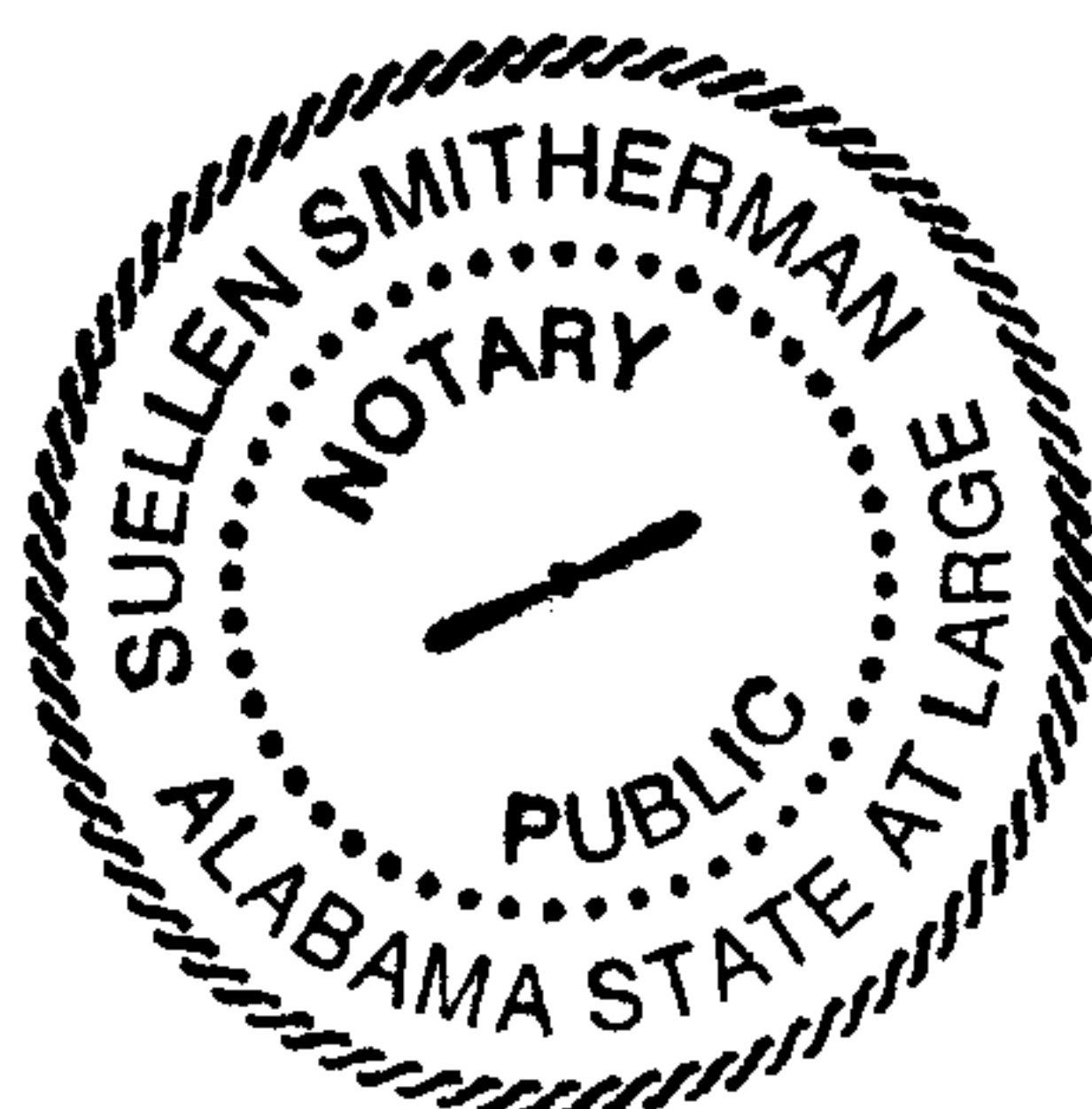
Its: Secretary/Treasurer

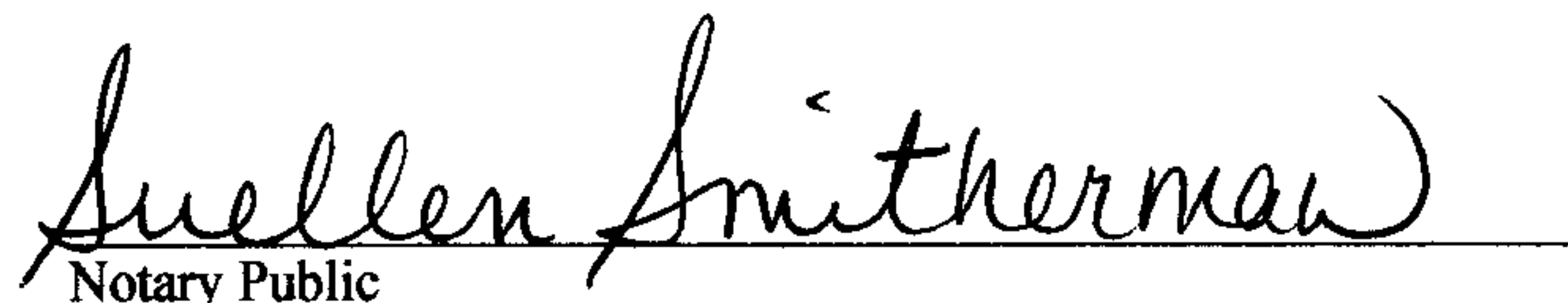
STATE OF ALABAMA  
COUNTY OF SHELBY

### **GENERAL ACKNOWLEDGMENT**

I, Suellen Smitherman, a Notary Public in and for said County, in said State, hereby certify that Jane L. Bailey, whose name as Secretary/Treasurer of Great South Construction Company, Inc., an Alabama corporation, 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/she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 1<sup>st</sup> day of August, 2015 .



  
Notary Public

My Commission Expires: 08/23/2018



# Real Estate Sales Validation Form

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

Grantor's Name  
Mailing Address

Great South Coast Co.  
2596 Wilham Ln  
Wilham, AL 35114

Grantee's Name  
Mailing Address

Therese and Joe L. Bailey  
410 Valley View Ln  
Indian Springs Village AL  
35124

Property Address

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Date of Sale

Aug 01- 2015

Total Purchase Price \$

235,000.00

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



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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 9/29/15

Print

Sign

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1