

48790
Sherry



20151103000382460 1/2 \$211.00
Shelby Cnty Judge of Probate, AL
11/03/2015 01:02:27 PM FILED/CERT

THIS INSTRUMENT WAS PREPARED BY:

ALAN C. KEITH, ATTORNEY AT LAW
2100 LYNNGATE DRIVE
BIRMINGHAM, ALABAMA 35216

Send tax notice to:
Timothy Robert Taylor
Cheryl Diane Taylor
2712 Wellington Circle
Pelham, AL 35124

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

Source of title Deed Book 2005

STATE OF ALABAMA

SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS,

Page 248680.

That in consideration of Ten and 00/100 (\$10.00) Dollars to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Timothy Robert Taylor and wife, Sherry Diane Taylor aka Cheryl Diane Taylor (herein referred to as grantors) do grant, bargain, sell and convey unto Timothy Robert Taylor, and wife, Cheryl Diane Taylor (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

Lot 13, according to the Survey of Chanda Terrace, Fourth Sector, as recorded in Map Book 12, page 99, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining right excepted.

The purpose of this deed is to correct the name of one of the vested title owners, Sherry Diane Taylor, to her correct name, Cheryl Diane Taylor

Subject to all rights of way, easements, covenants and restrictions of record.


Subject to current year ad valorem taxes, which are not yet due and payable.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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 person.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s), this October 27, 2015

 (SEAL)
Timothy Robert Taylor

 (SEAL)
Sherry Diane Taylor aka Cheryl Diane Taylor
aka Cheryl Diane Taylor

STATE OF ALABAMA
Shelby COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Timothy Robert Taylor and wife, Sherry Diane Taylor aka Cheryl Diane Taylor, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on October 27, 2015


NOTARY PUBLIC

My commission expires: JAN 17 2018

Shelby County, AL 11/03/2015
State of Alabama
Deed Tax: \$194.00

Real Estate Sales Validation Form

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

Grantor's Name Timothy Robert Taylor Grantee's Name Timothy Robert Taylor
Mailing Address Cheryl Diane Taylor Mailing Address Cheryl Diane Taylor
2712 Wellington Circle 2712 Wellington Circle
Pelham AL 35124 Pelham AL 35124
aka - Cheryl Diane Taylor

Property Address 2712 Wellington Circle Date of Sale 10-27-15
Pelham AL 35124 Total Purchase Price \$ _____
or
Actual Value \$ 194,000.00
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 Appraisal
 Sales Contract Other Value from Abstractor work
 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 10-27-15 Print Timothy Robert Taylor
Unattested _____ Sign [Signature]
(verifier by) (Grantor/Grantee/Owner/Agent) circle one

