


This instrument was provided by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Billie Frances Darby
5809 Hwy 280
Harpersville, AL 35078

WARRANTY DEED


20151106000387190 1/2 \$270.00
Shelby Cnty Judge of Probate, AL
11/06/2015 11:09:11 AM FILED/CERT

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **TWO HUNDRED FIFTY THREE THOUSAND DOLLARS and 00/100 (\$253,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Elizabeth Ann Darby, a single woman and William Richard "Rickey" Darby, a married man**, grant, bargain, sell and convey unto, **Billie Frances Darby**, the following described real estate, situated in: SHELBY County, Alabama, to-wit:

Parcel 1

The SE ¼ of the NE ¼ of Section 32, Township 19, Range 2 East, lying North of the road. Less and except property conveyed in Real book 106, Page 720.

Parcel 2

The SW ¼ of the NE1/4 of Section 32, Township 19, Range 2 East., less that portion of said ¼ ¼ section previously conveyed in Instrument No. 20051026000557690; and that portion of the S ½ of the S ½ of the NW ¼ of Section 32, Township 19, Range 2 East lying East of the right of way line of Shelby County Road No. 444.

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


Subject to taxes for 2015 and subsequent years, easements, restrictions, rights of way and permits of record.

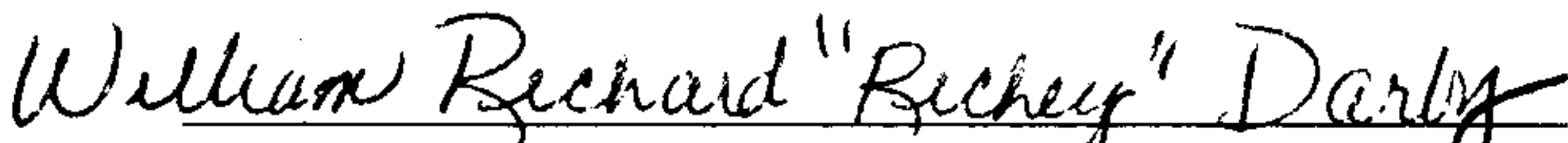
This property constitutes no part of the homestead of the grantor, or of his/her spouse.

TO HAVE AND TO HOLD to 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, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 6th day of November, 2015.


Elizabeth Ann Darby


William Richard "Rickey" Darby

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Elizabeth Ann Darby, a single woman and William Richard "Rickey" Darby, a married man** whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6th day of November, 2015




Notary Public

My Commission Expires: 10/4/2016

Shelby County, AL 11/06/2015
State of Alabama
Deed Tax: \$253.00

Real Estate Sales Validation Form

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

Grantor's Name Elizabeth Darby
Mailing Address 5809 Hwy 280
Harpsville
Property Address Acres 32.19-13

Grantee's Name Billie Fanning Darby
Mailing Address 5809 Hwy 280
Harpsville MS 38078
Date of Sale 6 Nov 15
Total Purchase Price _____
or
Actual Value 253000
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 inter family transfer

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.



20151106000387190 2/2 \$270.00
Shelby Cnty Judge of Probate, AL
11/06/2015 11:09:11 AM FILED/CERT

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 of 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 6 Nov 15

Print M. L. Fanning

Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one