

INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE SEARCH.

This instrument prepared by:
Sandy F. Johnson
3170 Highway 31 South
Pelham, Alabama 35124

SEND TAX NOTICE TO:
Crystal Allen

GENERAL WARRANTY DEED

STATE OF ALABAMA)
)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of

(\$10.00) to the undersigned grantors in hand paid by the GRANTEE herein, the receipt whereof is acknowledged,

Paul Edward Allen and Ruby Joyce Allen, husband and wife

(hereinafter grantors), does hereby grant, bargain, sell and convey unto

Shelby County, AL 11/10/2015
State of Alabama
Deed Tax:\$19.50

Crystal Allen

(hereinafter GRANTEE), all of its right, title and interest in the following described real estate, situated in Shelby County, Alabama, to wit:

The W1/2 of the following tract: Begin at the SW corner of the SE1/4 of the SW1/4, §9, Twp 24N, R12E, and proceed N 210 feet to the point of beginning: Thence continue N 210 feet; thence run E 380 feet; thence run S 135 feet to a marked point; thence run E 50 feet; thence run S feet 75; thence run W 430 feet to the point of beginning, containing +/- 2 acres.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

(\$0.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

TO HAVE AND TO HOLD unto the said GRANTEE, and Grantee’s heirs, beneficiaries, successors and assigns, forever. Grantor does for itself and for its successors and assigns covenant with the said GRANTEE, and Grantee’s heirs, beneficiaries, successors and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and that Grantor will and Grantor’s successors and assigns shall warrant and defend the same to the said GRANTEE, and Grantee’s heirs, beneficiaries, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF we have hereunto set our hand(s) and seal(s), this 7th day of October, 2015.

20151110000391020 1/2 \$36.50
Shelby Cnty Judge of Probate, AL
11/10/2015 04:20:54 PM FILED/CERT

Paul Edward Allen
Ruby Joyce Allen
Ruby Joyce Allen

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority a Notary Public in and for said County, in said State, hereby certify that Paul Edward Allen and Ruby Joyce Allen, 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 that same bears date.

Given under my hand and official seal, this the 7th day of October, 2015.



Haley M. Taylor
Notary Public
My Commission Expires:

Real Estate Sales Validation Form

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

Grantor's Name Paul E. Allen & Ruby Joyce Allen
Mailing Address PO Box 112
Wilton, AL 35187

Grantee's Name Crystal Allen
Mailing Address 222 Diamond Lane
Montevallo, AL 35115

Property Address 221 Diamond Lane
Montevallo, AL 35115
222 Diamond Lane
Montevallo, AL 35115

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 19,460

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 Tax Bill



20151110000391020 2/2 \$36.50
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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 11-10-15

Print Crystal Allen

Sign Crystal Allen

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1