


SEND TAX NOTICE TO:

This instrument was prepared by:

H. Doug Redd, Esquire
5343 Old Springville Road
Birmingham, Al 35215

Betty B. Byers
1125 Cardwell Lane
Birmingham, Al 35215

WARRANTY DEED


20151124000405290 1/4 \$41.50
Shelby Cnty Judge of Probate, AL
11/24/2015 10:50:35 AM FILED/CERT

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS.

SHELBY COUNTY

That in consideration of ten dollars and no/100 (\$10.00) dollars to the undersigned grantor or grantors, Betty B. Byers, Kevin G. Ballard and Karen M. Ballard in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we (herein referred to as grantors) do grant, bargain, self and convey unto

Betty B. Byers, a married women

Karen M. Ballard, a unmarried women

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

The West half of the West half of the Southeast quarter of the Southeast quarter of Section 6,
Township 18 South, Range 2, East.

This property does not constitute the homestead of the grantor nor the grantor's spouse

Subject to reservations, restrictions and easements of record, if any.

As previously recorded as instrument number 20080723000296700, on July 23, 2088, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD to said grantee, his, her or theirs and assigns forever.

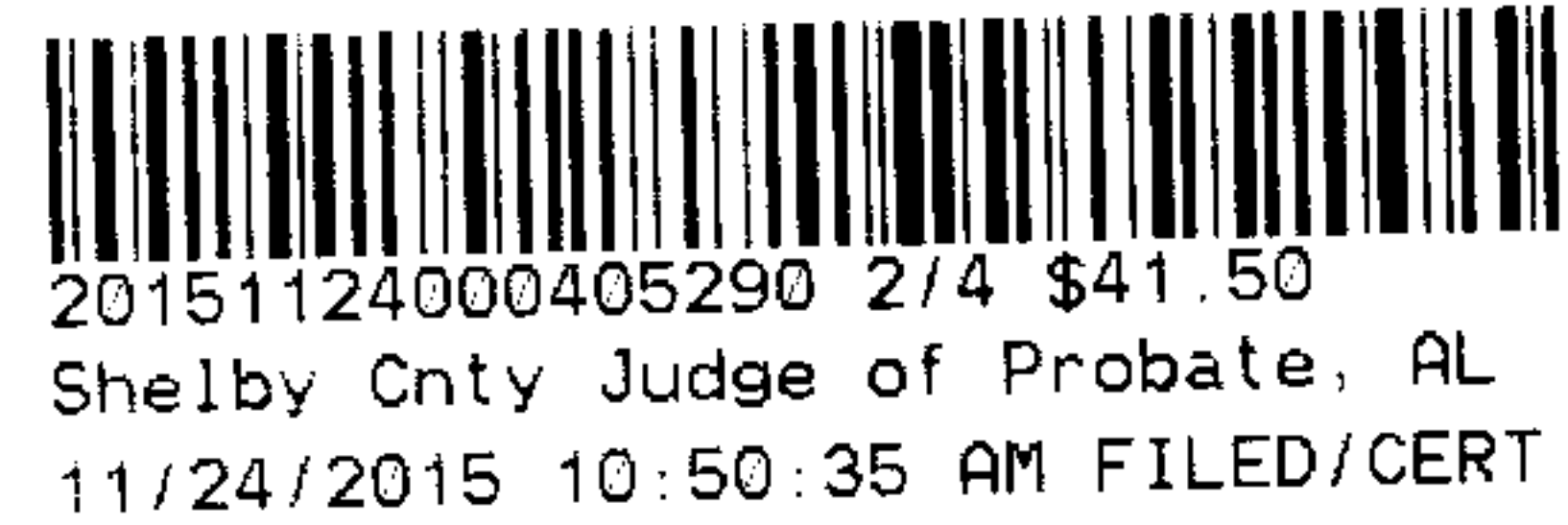
And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above;

Shelby County, AL 11/24/2015
State of Alabama
Deed Tax: \$17.50

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 assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands(s) and seal(s), this the 16th day of November, 2015.

Betty B. Byers
Betty B. Byers

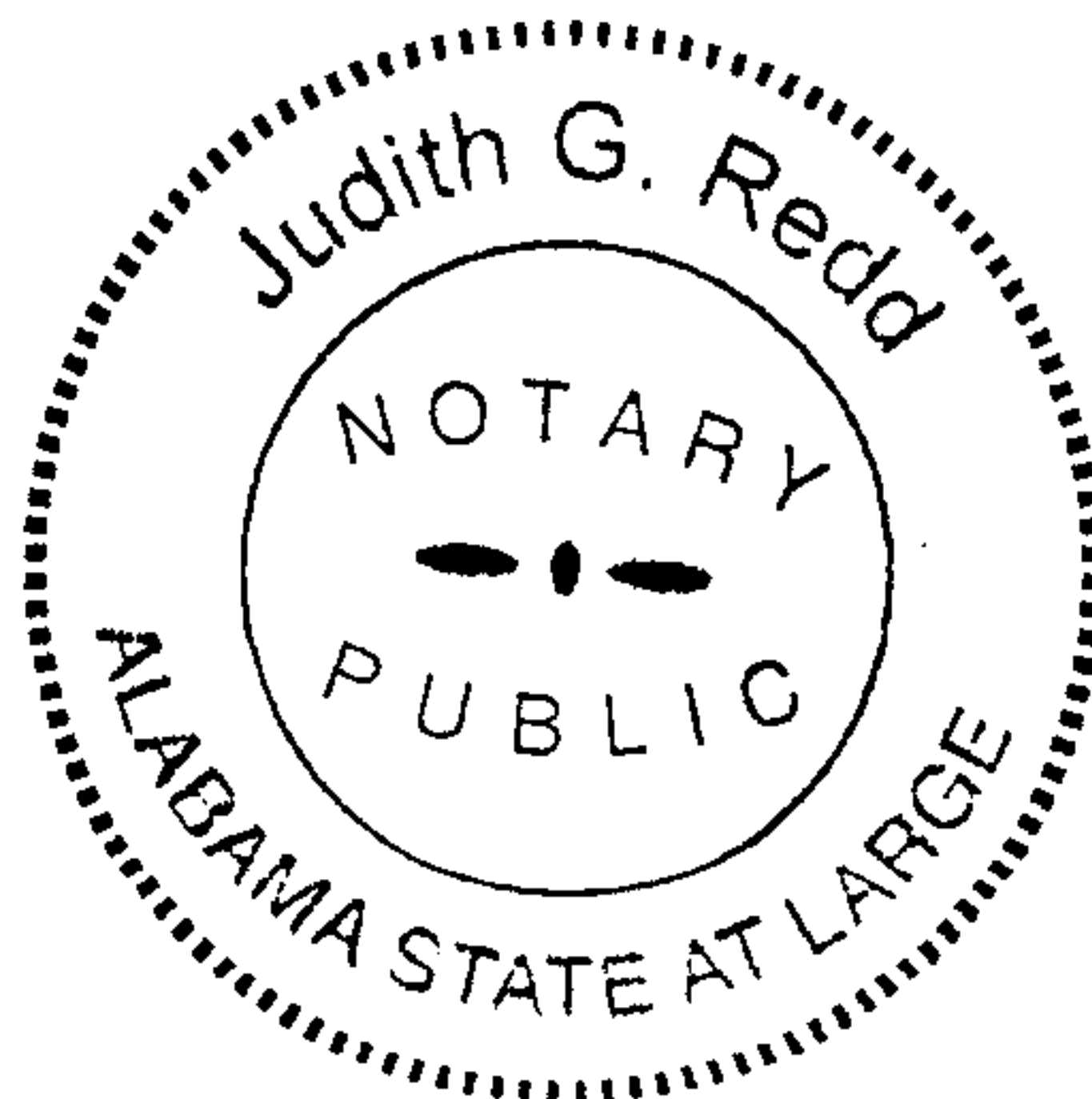


THE STATE OF ALABAMA

SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Betty B. Byers, whose name 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 such conveyance, she executed the voluntarily on the day the same bears date.

Given under my hand and official seal, this the 16th day of November, 2015.



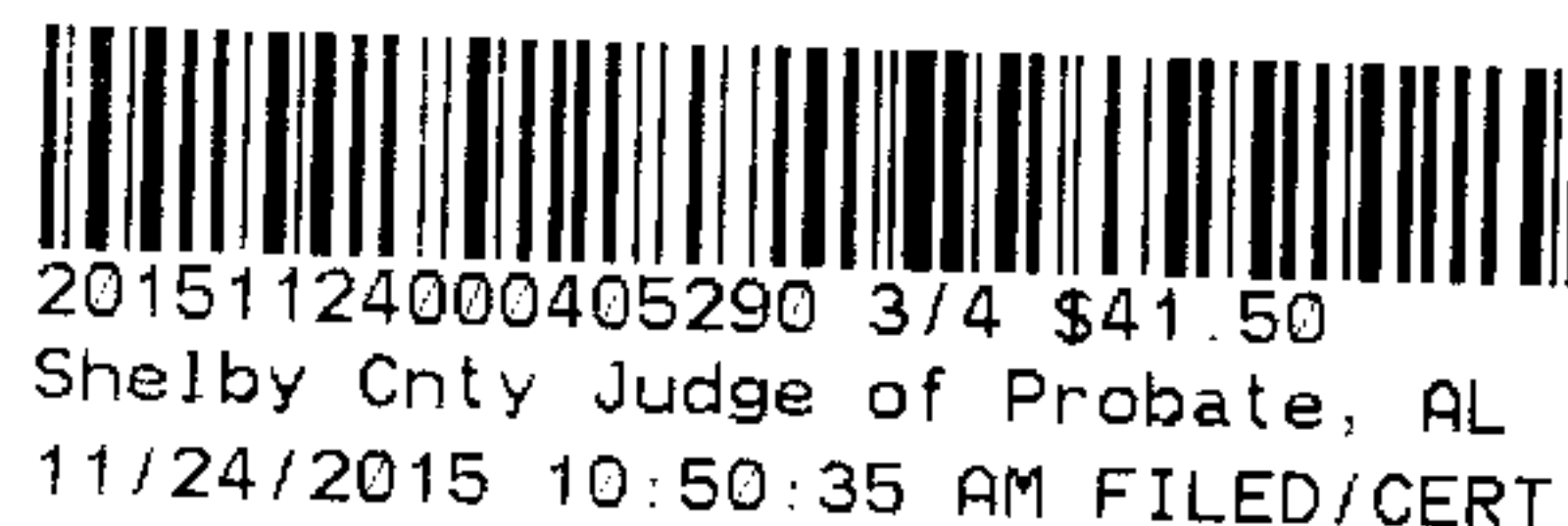
Judith G. Redd
Notary Public
My Commission Expires 6-28-16

IN WITNESS WHEREOF, we have hereunto set our hands(s) and seal(s), this the 16th day of November, 2015.

Kevin G. Ballard
Kevin G. Ballard

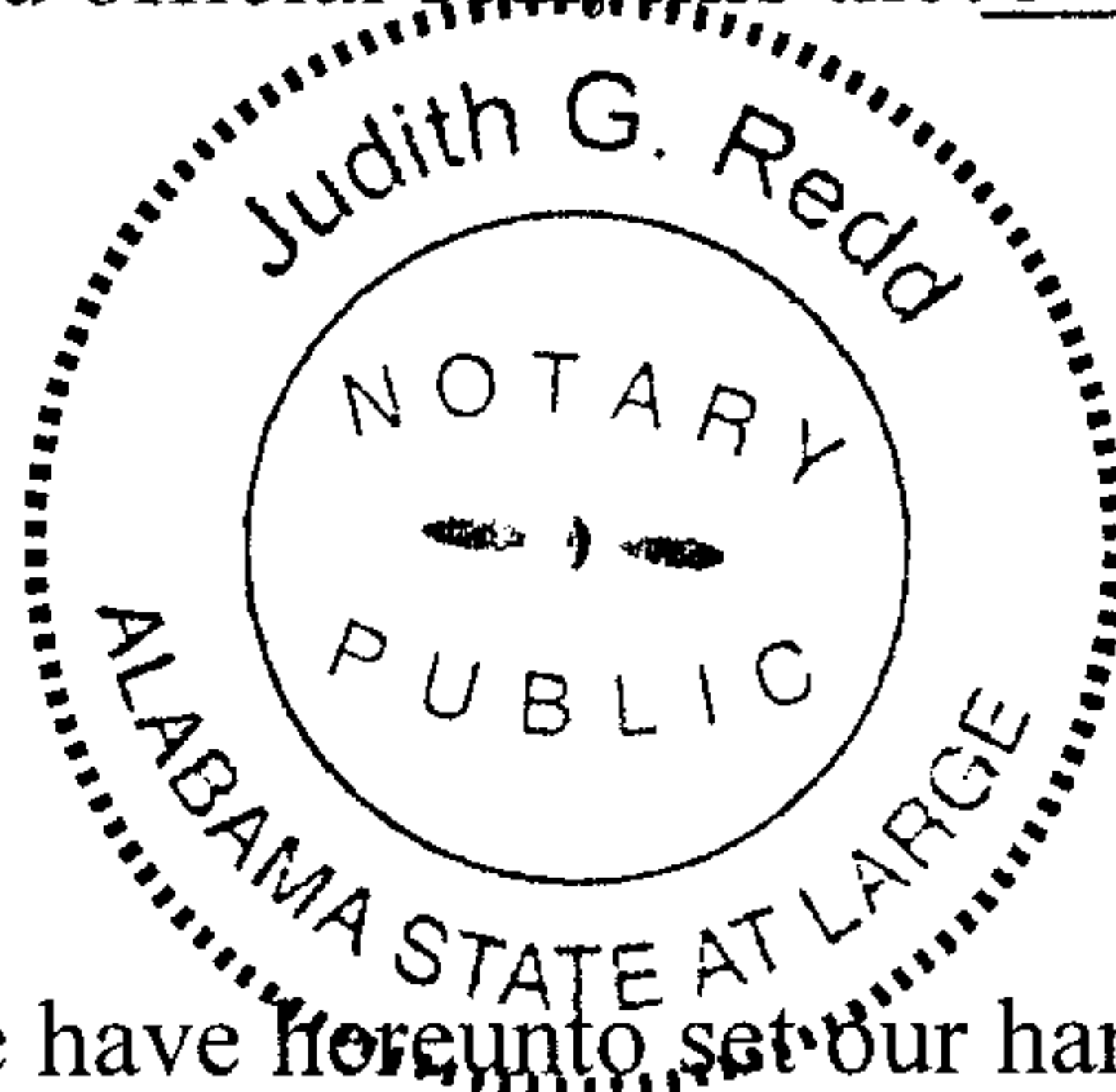
THE STATE OF ALABAMA

SHELBY COUNTY



I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Kevin G. Ballard, whose name 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 such conveyance, she executed the voluntarily on the day the same bears date.

Given under my hand and official seal, this the 16th day of November, 2015.



Judith G. Redd
Notary Public

My Commission Expires: 6-28-16

IN WITNESS WHEREOF, we have hereunto set our hands(s) and seal(s), this the 16th day of November, 2015.

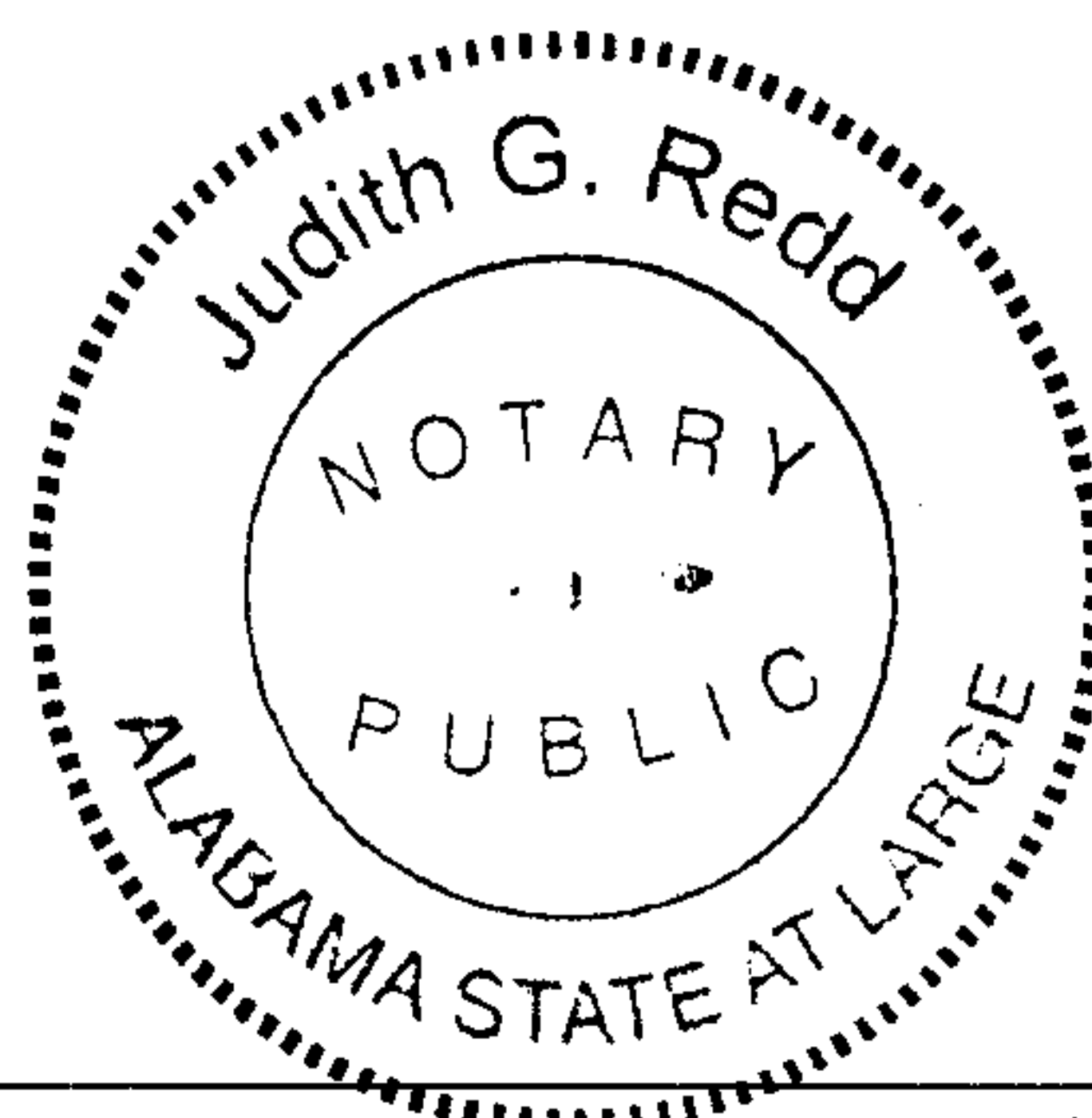
Karen M. Ballard
Karen M. Ballard

THE STATE OF ALABAMA

SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Karen M. Ballard, whose name 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 such conveyance, she executed the voluntarily on the day the same bears date.

Given under my hand and official seal, this the 16th day of November, 2015.



Judith G. Redd
Notary Public

My Commission Expires: 6-28-16

Real Estate Sales Validation Form

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

Grantor's Name Kevin Ballard
Mailing Address _____
PO Box 15
Vandiver, Al 35176

Grantee's Name Betty Byers
Mailing Address _____
1125 Cardwell Road
Birmingham, Al 35215

Property Address 180 Crabbapple Lane
Vandiver, Al 35176

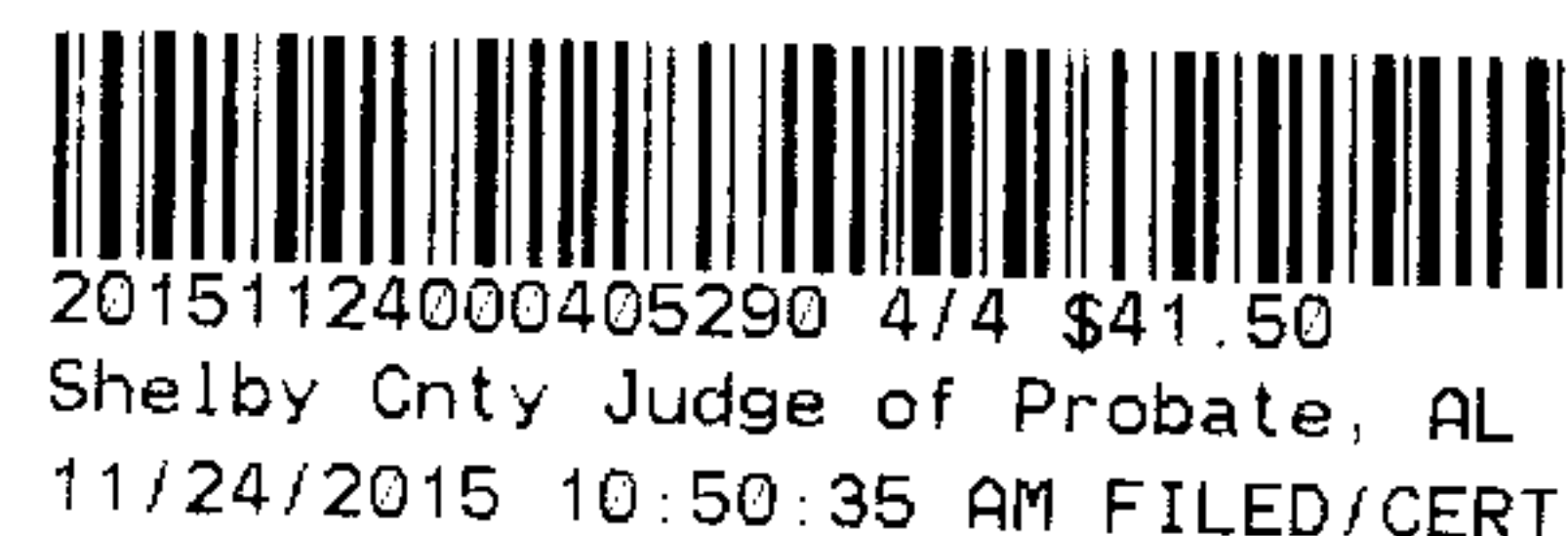
Parcel 05-03-06-0-001-003.000

Date of Sale 11/16/2015
Total Purchase Price \$ _____
or
Actual Value \$ TRANSFER TAX ON
or \$17,067.00, 1/3 OF \$51,200
Assessor's Market Value \$ 51,200.00

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 Assessor's Value



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 11/20/2015

Print H. DOUG REDD

Sign [Signature]

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1