

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

File No.: S-15-22538

Send Tax Notice To: Maresia Horton

AL

408 Daventry Circle
Culver AL 35040

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Seventy Five Thousand Dollars and No Cents (\$175,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Sharon Dobbins Graham, a married woman**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Maresia Horton**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

That part of the N 1/2 of SW 1/4 of Section 29, Township 21 South, Range 1 West, Shelby County, Alabama, which lies West of Shelby County Highway Number 97.

Property may be subject to 2015 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded. No part of the homestead of the grantor herein or her spouse.

\$140,000.00

\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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, 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 persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 11th day of October, 2015.



Sharon Dobbins Graham



20151130000408220 1/2 \$52.00
Shelby Cnty Judge of Probate, AL
11/30/2015 11:29:50 AM FILED/CERT

State of Alabama

County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Sharon Dobbins Graham, 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.

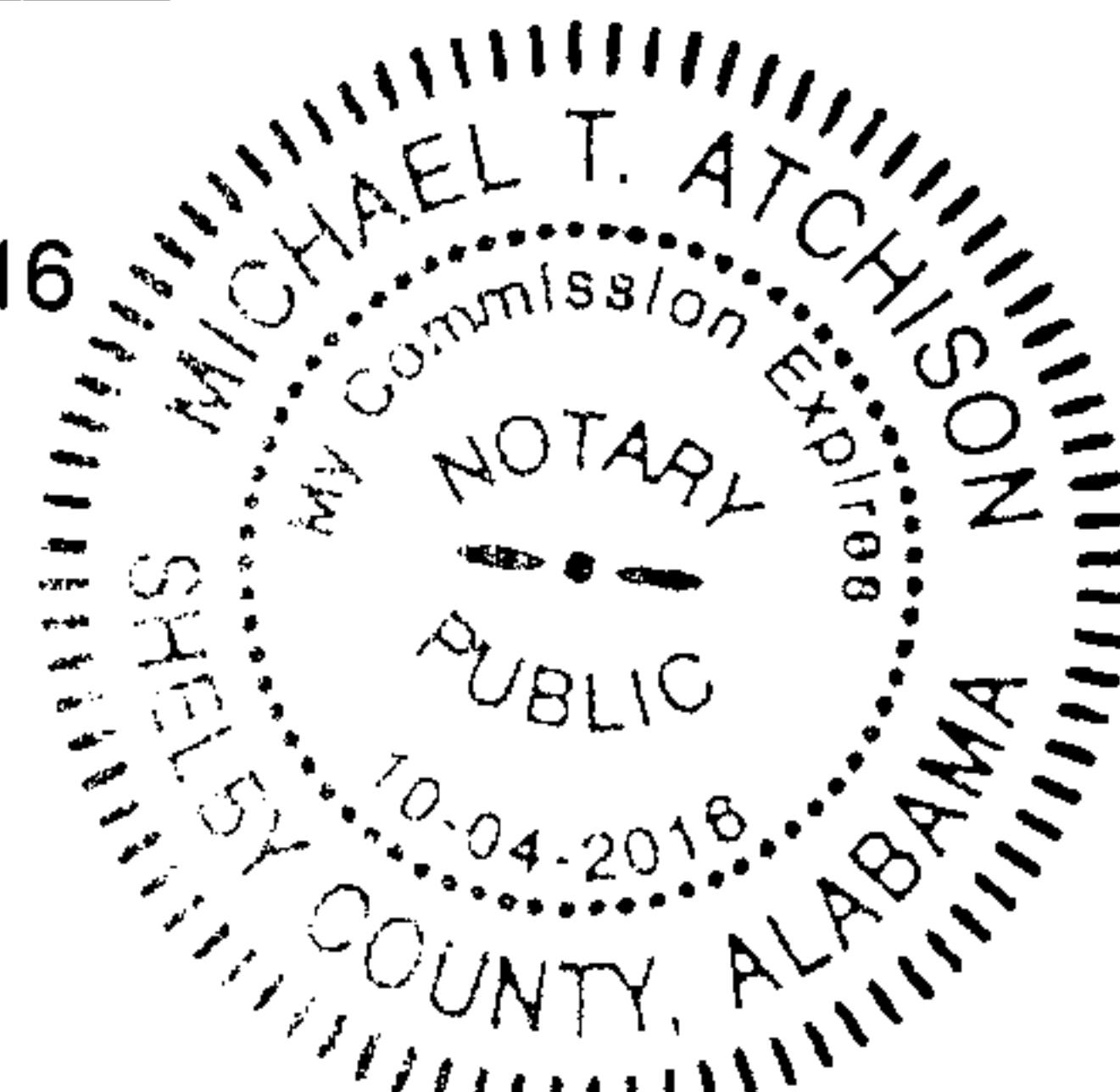
Given under my hand and official seal this the 11th day of October, 2015.

Notary Public, State of Alabama

Mike T. Atchison

My Commission Expires: October 04, 2016

Shelby County, AL 11/30/2015
State of Alabama
Deed Tax:\$35.00



Real Estate Sales Validation Form

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

Grantor's Name	Sharon Dobbins Graham	Grantee's Name	Maresia Horton
Mailing Address	<u>3749 Montevallo Rd South</u> <u>Cham 121 35213</u>	Mailing Address	<u>408 Daventry Circle</u> <u>Colera AL 35040</u>
Property Address	<u>Acreage 29-21-1W</u> <u>Columbiana, AL 35051</u>	Date of Sale	October 11, 2015
		Total Purchase Price	\$175,000.00
		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	Appraisal
<input checked="" type="checkbox"/> Sales Contract	Other
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 November 04, 2015

Print Sharon Dobbins Graham

Unattested

(verified by)

Sign 

(Grantor/Grantee/Owner/Agent) circle one



20151130000408220 2/2 \$52.00
Shelby Cnty Judge of Probate, AL
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