

Send Tax Notice to:
Shannon R. Dates
P.O. Box 112
Vincent, Alabama 35178

This instrument was prepared by:
WALLACE, ELLIS, FOWLER, HEAD & JUSTICE
P. O. Box 587
Columbiana, Alabama 35051

GENERAL WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **love and affection, and One and 00/100 Dollar (\$1.00)** and other good and valuable consideration, to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, I, **CORA DATES, an unmarried woman**, (herein referred to as Grantor) do grant, bargain, sell and convey unto my daughter, **SHANNON R. DATES**, (herein referred to as Grantee) the following described real estate situated in Shelby County, Alabama, to-wit:

One acre, more or less, in the West-Half of the Southwest Quarter of Section 36, Township 18 South, Range 2 East, Shelby County, Alabama, described as follows:

Commence at the Northeast corner of said 1/4-1/4 section, Thence run South along the East 1/4-1/4 line a distance of 59.0 feet, Thence run West a distance of 555.3 feet to a point in the center of a chert road and the point of beginning; Thence run South 76 deg. 24 min. West a distance of 420.0 feet, Thence run North 16 deg. 36 min. West a distance of 105.0 feet, Thence run North 76 deg. 24 min. East a distance of 420.0 feet to a point in the center of said chert road, Thence run South 16 deg. 36 min. East along said road a distance of 105.0 feet to the point of beginning.

Less and except the easterly 20 feet which is reserved as a right-of-way for ingress and egress and utilities.

Subject to taxes for the current year and any easements, restrictions or reservation of record.

TO HAVE AND TO HOLD unto the said Grantee, her heirs, successors and assigns forever.

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantee, her heirs, successors and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said Grantee, her heirs, successors and assigns forever, against the lawful claims of all persons.

Shelby County, AL 12/03/2015
State of Alabama
Deed Tax: \$36.00


20151203000413480 1/3 \$56.00
Shelby Cnty Judge of Probate, AL
12/03/2015 02:52:48 PM FILED/CERT

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 8 day
of July, 2014.

Cora Dates
Cora Dates

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Cora Dates, an unmarried woman**, 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 the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8th day of July,
2014.

Kimi M. Foster
Notary Public
My Commission Expires: 12-28-14


20151203000413480 2/3 \$56.00
Shelby Cnty Judge of Probate, AL
12/03/2015 02:52:48 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Cora Dates
Mailing Address P.O. Box 112
Vincent, Alabama 35178

Grantee's Name Shannon Dates
Mailing Address P.O. Box 112
Vincent, Alabama 35178

Property Address 260 Fleming Lane
Vincent, Alabama 35178

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ 35,540.00

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
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☒ Other Property Tax Assessment

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 7/8/14

Print Cora Dates

Unattested _____

Sign Cora Dates

(Grantor/Grantee/Owner/Agent) circle one



20151203000413480 3/3 \$56.00
Shelby Cnty Judge of Probate, AL
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Form RT-1