

WARRANTY DEED - Prepared by Chris Maness

STATE OF ALABAMA }  
SHELBY COUNTY }

20160107000007050 1/3 \$97.00  
Shelby Cnty Judge of Probate, AL  
01/07/2016 02:32:56 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Love and Affection and One Dollar to the undersigned grantor, in hand paid by the grantees herein, the receipt whereof is acknowledged, I Brian Keith Maness (an unmarried man) (herein referred to as grantor), grant, bargain, sell and convey unto my sons, Matthew Lee Maness and Christopher Brian Maness (herein referred to as grantees), the following described real estate, situated in Shelby County, Alabama, to-wit:

Begin at the Northwest corner of E.A. Eddings property running West along Section line one fourth  $\frac{1}{4}$ ; Thence North one sixteenth of a mile; Thence East one fourth  $\frac{1}{4}$ ; Thence South one sixteenth of a mile to the point of beginning. Containing 10 acres more or less. Lies in SW  $\frac{1}{4}$  of SW  $\frac{1}{4}$  of Section 26, Township 21, Range 3. Situated in Shelby County, Alabama. With existing right-of-ways and roadways used since 1945, based on statutes set down by Code of Alabama Laws.

To Have and To Hold to the said grantees, their heirs and assigns forever.

And WE do for myself (ourselves) and for our heirs, executors, and administrators covenant with the said grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances; that we have a good right to sell and convey the same aforesaid; that we will and 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, We have hereunto set our hands and seals, this 6<sup>th</sup> day of January, 2016

Delna Dull (Seal)

Gayle Rex (Seal)

Wendy J. L. Rex (Seal)

Brian Keith Maness (Seal)

Send tax notice to;  
Matthew Lee Maness  
395 D & M Road  
Montevallo, AL 35115

Return to  
Matthew Lee Maness

Shelby County, AL 01/07/2016  
State of Alabama  
Deed Tax: \$77.00

General Acknowledgment

STATE OF ALABAMA }  
SHELBY County }



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I, Jackie Sims, a Notary Public in and for said County, in said State, hereby certify that Brian Keith Maness, 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 he executed the same voluntarily on the day the same bears date. Given under my hand and official seal this 6<sup>th</sup> day of January, 2016

Jackie Sims  
Notary Public  
exp 8/29/2016

# Real Estate Sales Validation Form

Form RT-1

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

Grantor's Name	<u>Brian Keith Maness</u>	Grantee's Name	<u>Christopher Brian Maness</u>
Mailing Address	<u>395 D &amp; M Road</u>	Mailing Address	<u>Matthew Lee Maness</u>
	<u>Montevallo AL 35115</u>		<u>395 D &amp; M Road</u>
			<u>Montevallo, AL 35115</u>
Property Address	<u>395 D &amp; M Road</u>	Total Purchase Price	\$ <u>                    </u>
	<u>Montevallo AL 35115</u>	Or	
		Actual Value	\$ <u>                    </u>
		Or	
		Market Value	\$ <u>77,000.00</u>

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)

<u>          </u> Bill of Sale	<u>          </u> Appraisal
<u>          </u> Sales Contract	<u>  X  </u> Other <u>Assessor's Market Value</u>

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: January 7, 2016

Sign Christopher B. Maness  
Christopher Brian Maness, Grantee



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