

Send tax notice to:
Collin R. Pearson
709 12th SW Avenue
Alabaster, AL 35007

STATE OF ALABAMA
Shelby COUNTY

This instrument prepared by:
Stewart & Associates, P.C.
3595 Grandview Pkwy, #645
Birmingham, Alabama 35243

PEL500395

WARRANTY DEED



20160120000019650 1/3 \$21.50
Shelby Cnty Judge of Probate, AL
01/20/2016 08:12:07 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Sixty Five Thousand and 00/100 Dollars (\$65,000.00) in hand paid to the undersigned, **Patricia C. White, an unmarried woman** (hereinafter referred to as "Grantor"), by **Collin R. Pearson** (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot No. 40 as shown on a map entitled "Property Line Map, Siluria Mills" prepared by Joseph A. Miller, Reg. Civil Engineer on October 5, 1965, and being more particularly described as follows: Commence at the intersection of the Easterly right of way line of Mill Street and the Southerly right of way line of 3rd Avenue West, said right of way lines as shown on the Map of the Dedication of the Streets and and Easements, Town of Siluria, Alabama; thence Northeasterly along said right of way line of 3rd Avenue West for 97.00 feet to the point of beginning; thence 90 degrees 12 minutes 31 seconds right and run Southeasterly for 210.00 feet; thence 90 degrees 12 minutes 31 seconds left and run Northeasterly for 133.00 feet; thence 89 degrees 47 minutes 29 seconds left and run Northwesterly for 210.00 feet; thence 90 degrees 12 minutes 31 seconds left and run Southwesterly for 133.00 feet to the point of beginning.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2016 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND
CONDITIONS OF RECORD.

\$63,822.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF
A MORTGAGE LOAN.

Patricia C. White is the surviving Grantee of that certain deed recorded in Book 240, Page 337, the other Grantee, Grover O'Neal White having died on or about the 20th day of September, 2011.

The Grantor does for herself, her heirs and assigns, covenant with Grantee, his heirs, executors, administrators and assigns, that she is lawfully seized in fee simple of said premises; that it is free from all encumbrances except as noted above; that she has a good right to sell and convey the same as aforesaid; and that she will, and her heirs,

Shelby County, AL 01/20/2016
State of Alabama
Deed Tax: \$1.50

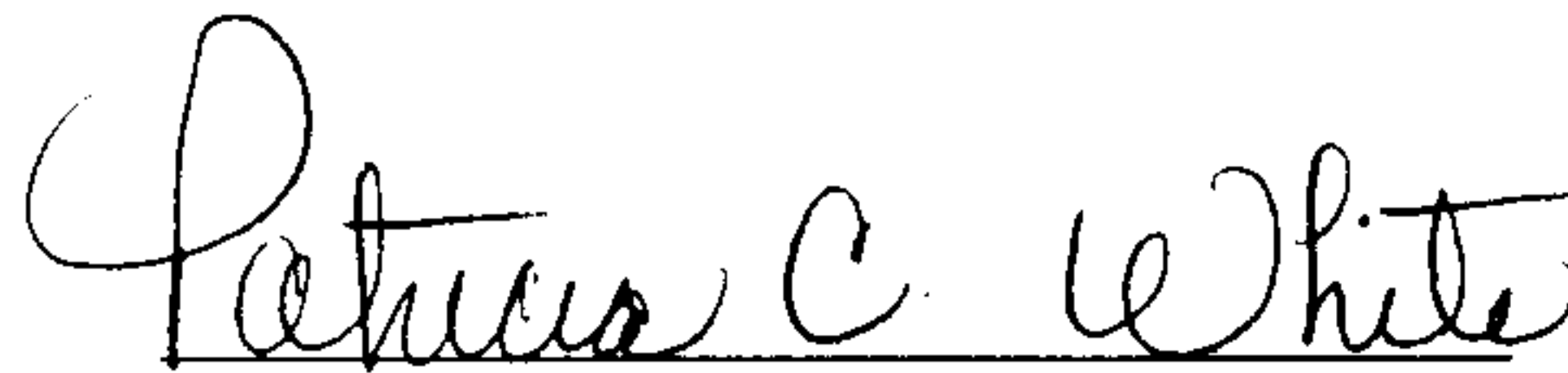
executors, administrators shall warrant and defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims of all persons.

TO HAVE AND TO HOLD to Grantee, his heirs, executors, administrators and assigns forever.



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IN WITNESS WHEREOF, Grantor has set his/her signature and seal on this, the 12th day of January, 2016.

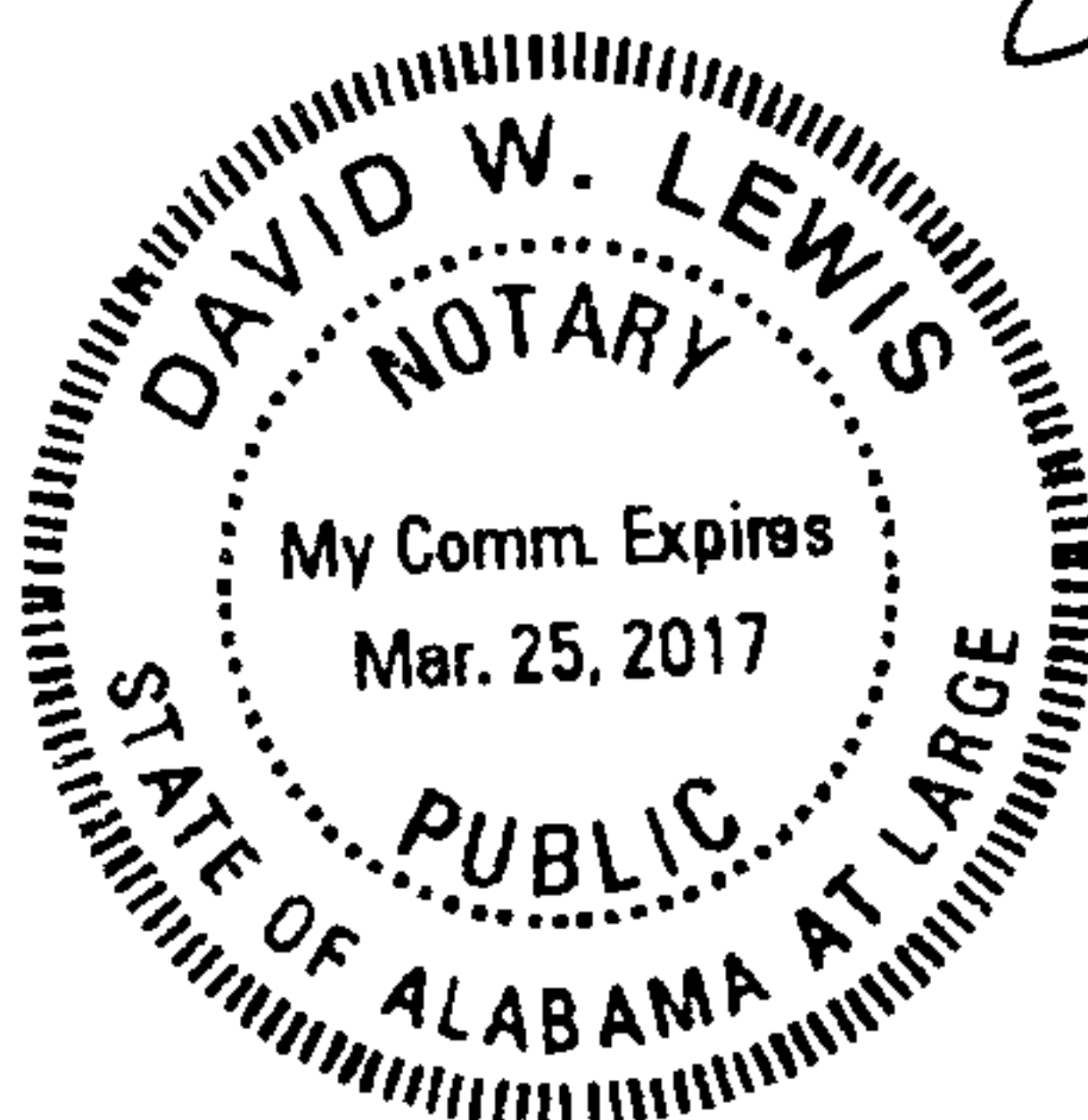

Patricia C. White

STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Patricia C. White, an unmarried woman, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this, the 12th day of January, 2016.

(Notary Seal)




Notary Public
Print Name: DAVID W. LEWIS
Commission Expires: 3/25/17

Real Estate Sales Validation Form

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

Grantor's Name PATRICIA C. WHITE
Mailing Address 19 BONNYBROOK LN
CALERA, AL 35040

Grantee's Name COLLIN R. PEARSON
Mailing Address 709 12TH AVE SW LOT 40
ALABASTER, AL 35007

Property Address 709 12TH AVE SW LOT 40
ALABASTER, AL 35007

Date of Sale 1/12/16

Total Purchase Price \$ 65,000

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
☒ Sales Contract
☐ Closing Statement

☐ Appraisal

☐ Other



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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 1/12/16

Print DAVID W. LEWIS

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1