

Shelby County, AL 01/29/2016
State of Alabama
Deed Tax: \$119.00



20160129000030240 1/4 \$142.00
Shelby Cnty Judge of Probate, AL
01/29/2016 01:16:57 PM FILED/CERT

SEND TAX NOTICE TO:
TINA CUMERBLAND
344 SEALE ROAD
CALERA, AL 35040

This Instrument was prepared by:

WILLIAM E. SWATEK
ATTORNEY AT LAW
230 BEARDEN ROAD
PELHAM, ALABAMA 35124

** TITLE NOT EXAMINED**

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

Know all men by these presents, that in consideration of love and affection to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, I, **DOROTHY BUSBY, a single woman** (herein referred to as GRANTOR) do grant, bargain, sell and convey unto **TINA CUMBERLAND, a single woman**, (herein referred to as GRANTEE), the following described real estate situated in SHELBY County, Alabama. to wit:

See Attached Legal

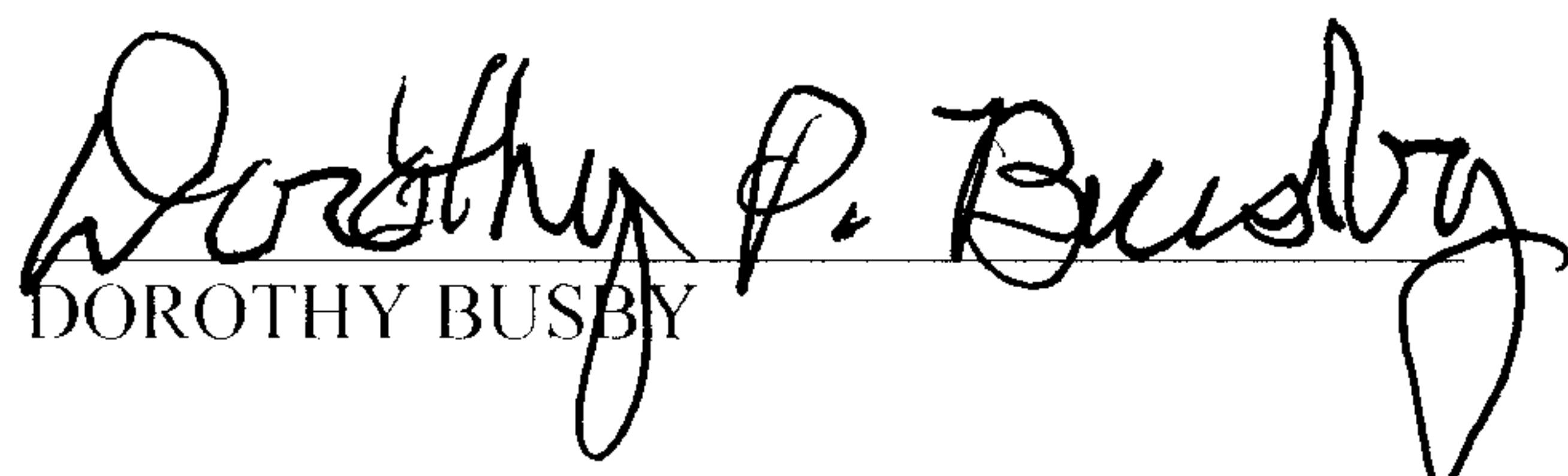
Property Address: 344 Seale Road, Calera, Alabama 35040

Subject to taxes for the current year and subsequent years, easements, restrictions, reservations, conditions, rights-of-way, limitations, and covenants of record, if any, and mineral and mining rights, if any.

TO HAVE AND TO HOLD Unto the said GRANTEE, her heirs and assigns forever.

And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEE, her heirs 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 and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 26th day of January, 2016.

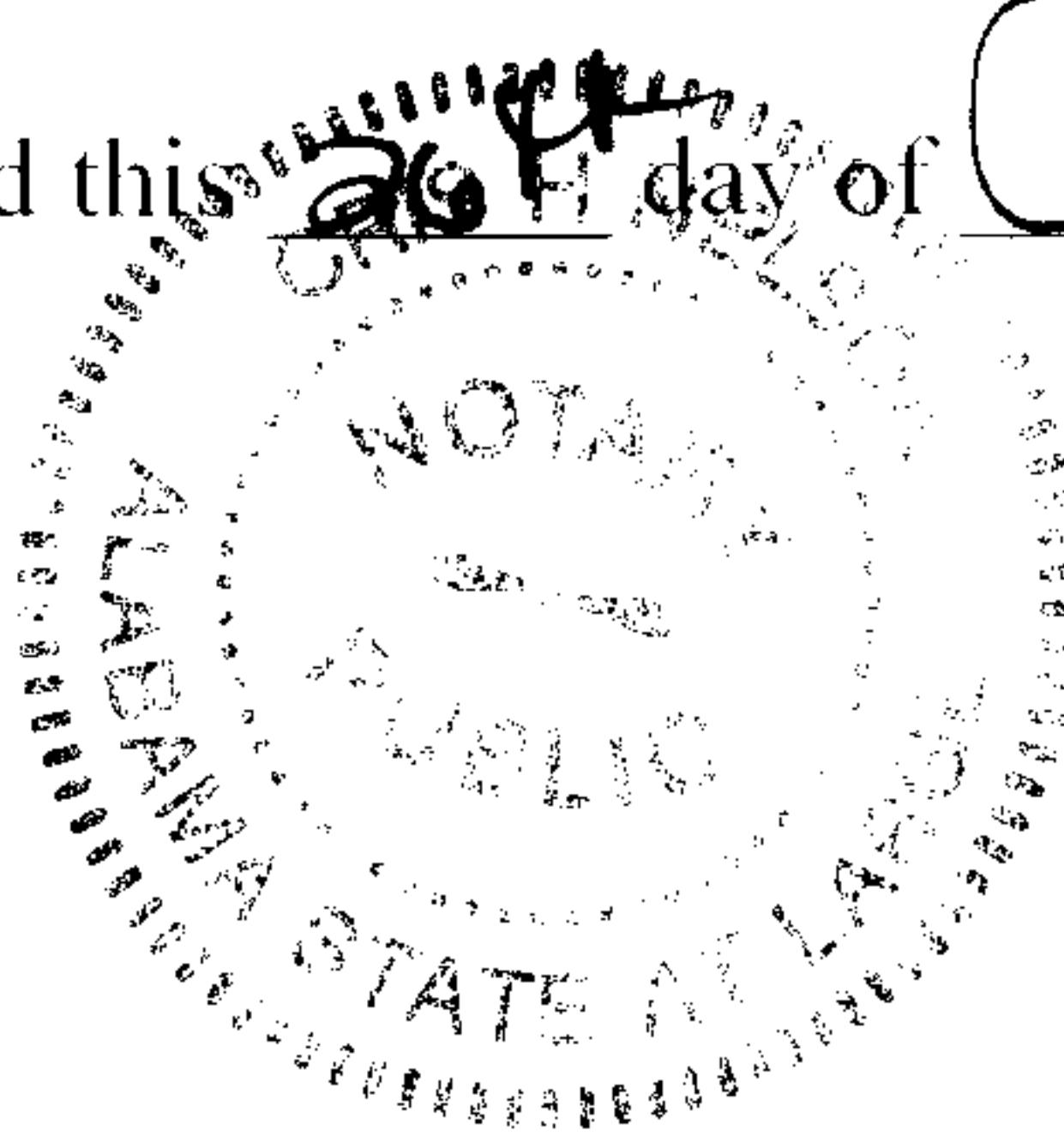

DOROTHY BUSBY

STATE OF ALABAMA
COUNTY OF Shelby

)
)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that DOROTHY BUSBY, 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 instrument, she, executed the same voluntarily on the day the same bears date.

Given under my hand this 26 day of January, 2016.



Dr. H. Nelson

Notary Public

My Commission Expires: 6/21/17

Witness: Kei J. Henderson 1/26/2016



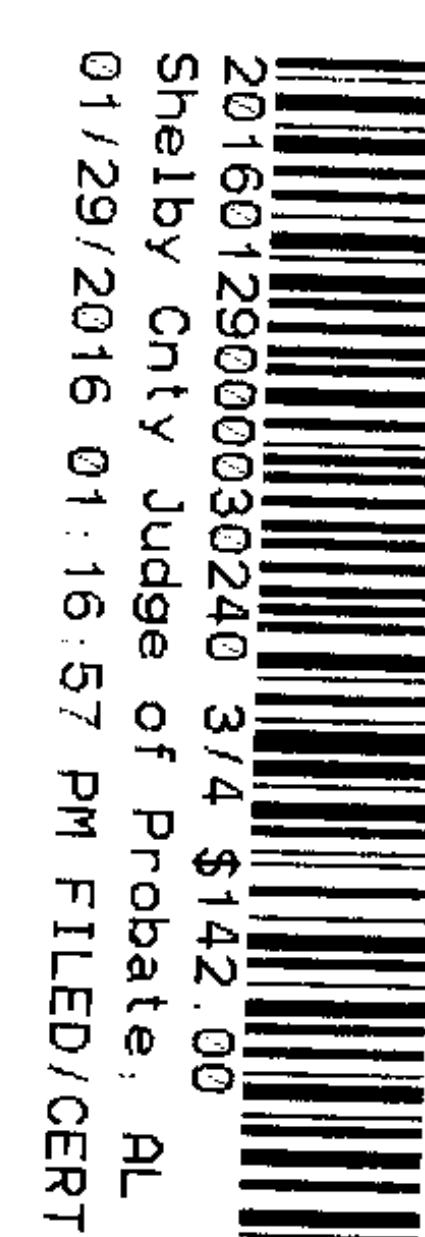
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This is a metes and bounds property description of Lot 1 of Rancho Dororea

BEGIN AT THE NW CORNER OF THE SW $\frac{1}{4}$ OF THE NE $\frac{1}{4}$ OF SECTION 10, TOWNSHIP 24N, RANGE 14 E; THENCE S 88 DEG-28'-24" E AND ALONG THE NORTH LINE OF SAID $\frac{1}{4}$ - $\frac{1}{4}$ A DISTANCE OF 681.96 FEET TO THE WESTERLY RIGHT-OF-WAY OF SEALE ROAD; THENCE S 6 DEG-25'-58" W A DISTANCE OF 32.97 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 170.00 FEET AND SUBTENDED BY A CHORD BEARING S 01 DEG-03'-52" E , 44.36 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND SAID RIGHT-OF-WAY A DISTANCE OF 44.49 FEET TO THE END OF SAID CURVE AND THE BEGINNING OF THE CENTERLINE OF AN INGRESS/EGRESS EASEMENT, SAID CENTERLINE ALSO BEING THE PROPERTY LINE ; THENCE N 72 DEG-22'-25" W AND LEAVING SAID RIGHT-OF-WAY AND ALONG SAID CENTERLINE A DISTANCE OF 108.21 FEET; THENCE S 88 DEG-4'-33" W A DISTANCE OF 61.81 FEET; THENCE S 54 DEG-1'-30" W A DISTANCE OF 39.13 FEET; THENCE S 39 DEG-37'-49" W A DISTANCE OF 232.76 ' TO THE END OF SAID CENTERLINE AND SAID EASEMENT; THENCE N 72 DEG-31'-39" W A DISTANCE OF 356.35 FEET TO THE WESTERLY LINE OF SAID $\frac{1}{4}$ - $\frac{1}{4}$ SECTION THENCE NORTHERLY AND ALONG SAID $\frac{1}{4}$ - $\frac{1}{4}$ A DISTANCE OF 259.79 FEET TO THE POINT OF BEGINNING. CONTAINING 4.0 ACRES MORE OR LESS.

This record map was recorded in June of 2002 and upon recordation the following became the legal description for Dorothy's parcel.

**Lot 1
Final Plat
Rancho Dororea
As recorded in Map Book 29 Page 141
In the office of the Judge of Probate of Shelby County, Alabama.**



Real Estate Sales Validation Form

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

Grantor's Name
Mailing Address

Dorothy Busby
344 Seale Rd
Cahaba, AL 35040

Grantee's Name Tina Cumberland
Mailing Address 3653 Smokey Rd
Alabaster, AL 35007
205-613-8275

Property Address

344 Seale Rd
Cahaba, AL 35040

Date of Sale 1/26/16

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 118,640.00

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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

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 1/26/16

Print

 Tina Cumberland

Unattested

Sign

 Tina Cumberland

(verified by)

(Grantor/Grantee/Owner/Agent) circle one