


This instrument was prepared without the benefit of a title examination or survey.

Shelby County, AL 03/07/2016
State of Alabama
Deed Tax: \$213.00

This instrument prepared by Brenton C. McWilliams
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P.O. Box 2786
Tuscaloosa, AL 35403
(205) 758-5591

STATE OF ALABAMA }
SHELBY COUNTY }


20160307000071120 1/2 \$230.00
Shelby Cnty Judge of Probate, AL
03/07/2016 10:36:50 AM FILED/CERT

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of ten (\$10.00) Dollars, and other good and valuable consideration, to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is acknowledged I, ZENAIDA BRADLEY, an unmarried woman, herein referred to as Grantor, do grant, bargain, sell and convey unto ZENAIDA V. BRADLEY, TRUSTEES, OR HER SUCCESSORS IN TRUST, UNDER THE BRADLEY LIVING TRUST, DATED JANUARY 31, 2008 AND ANY AMENDMENTS THERETO, herein referred to as Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 1, according to the Survey of Riverchase West, Dividing Ridge, as recorded in Map Book 6, Page 108, in the Office of the Judge of Probate of Shelby County, being situated in Shelby County, Alabama.

This conveyance is hereby made subject to ad valorem taxes for the current year and subsequent years, restrictions, reservations, conditions, easements of record and any minerals or mineral rights leased, granted or retained by prior owners.

together with all and singular the tenements, hereditaments, and appurtenances, thereto belonging or in any wise appertaining to in fee simple.

TO HAVE AND TO HOLD, all and singular, the above mentioned and described premises, together with the appurtenances, unto the said Grantee its heirs or assigns forever. And I do for myself and for my heirs, executors, and administrators covenant with the said Grantee, its heirs and assigns, that I am lawfully seized in fee simple of said premises; that I am free from all encumbrances, unless otherwise noted above; that I am entitled to the immediate possession thereof; 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, its heirs and assigns forever, against the lawful claims of all persons.

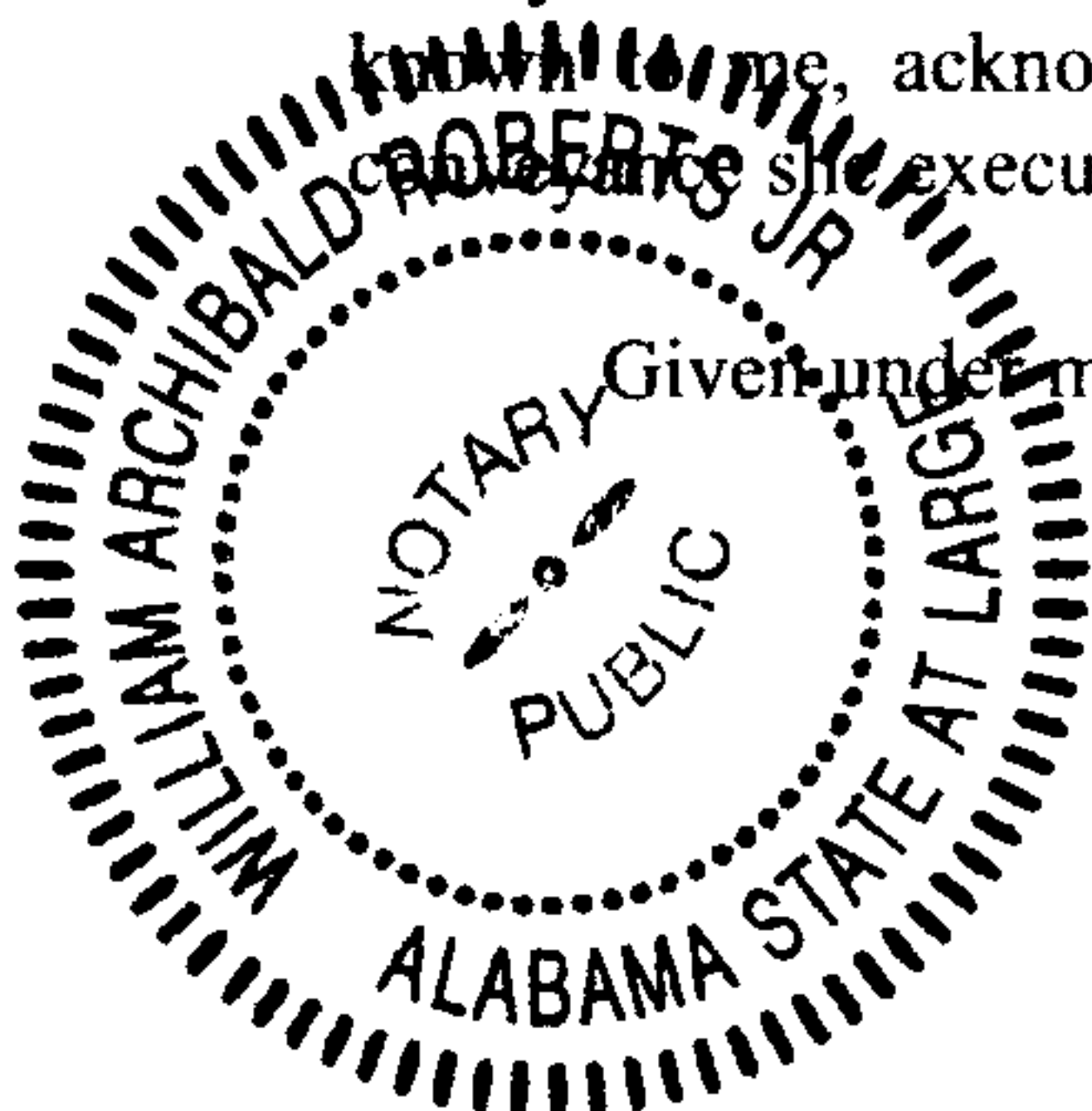
IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 23 day of February, 2016.

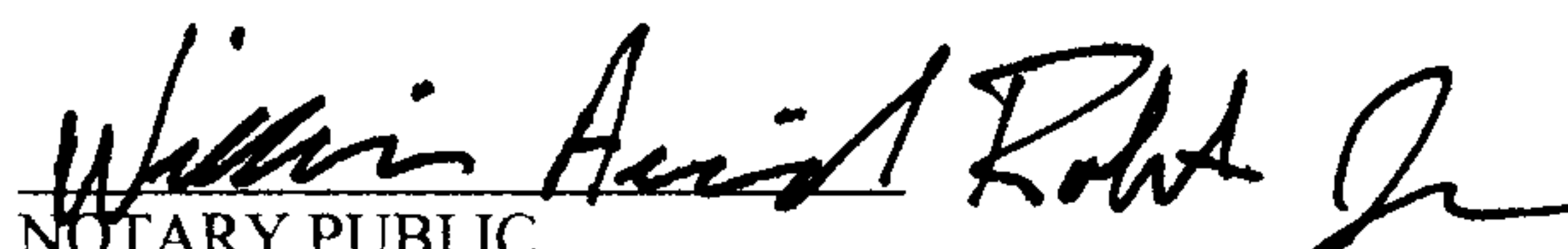

ZENAIDA BRADLEY

STATE OF ALABAMA }
Jefferson COUNTY }

I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that Zenaída Bradley, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, 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 on February 23, 2016.




NOTARY PUBLIC
My Commission Expires: 12/06/17

Real Estate Sales Validation Form

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

Grantor's Name Zenaida Bradley
Mailing Address 785 Dividing Ridge Drive
Hoover, Alabama 35244

Grantee's Name Bradley Living Trust Dated January 31, 2008
Mailing Address 785 Dividing Ridge Drive
Hoover, Alabama 35244

Property Address 785 Dividing Ridge Drive
Hoover, Alabama 35244

Date of Sale February 23, 2016
Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$ 213,000



20160307000071120 2/2 \$230.00
Shelby Cnty Judge of Probate, AL
03/07/2016 10:36:50 AM FILED/CERT

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
☐ Sales Contract ☒ Other Tax Assessor's Market Value
☐ 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

Print Brenton C. McWilliams/Intz

Sign Brenton C. McWilliams/Intz
(Grantor/Grantee/Owner/Agent) circle one

☐ Unattested
(verified by)