

This Instrument Prepared by:

Garry W. Abbott, Attorney  
1722 Second Avenue, North  
Bessemer, AL 35020

SEND TAX NOTICE TO:

Angela S. Dailey  
56 Foothills Lane  
Childersburg, AL 35044

**WARRANTY DEED**

Value \$22,500

**STATE OF ALABAMA )**

**SHELBY COUNTY )**

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of **TEN AND NO/100 DOLLARS (\$10.00)** and other good and valuable consideration, to the undersigned GRANTOR by the GRANTEE herein, the receipt whereof is acknowledged, I,

**CHRISTY D. TRAYLOR, formerly CHRISTY D. SMITH,  
a married woman**

(herein referred to as GRANTOR) do grant, bargain, sell and convey unto

**ANGELA S. DAILEY**

(herein referred to as GRANTEE) in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to-wit:

**Lot 25 according to the Survey of Plat of Chancellors Crossing, as  
Recorded in Map Book 28, page 75, in the Probate Office of Shelby  
County, Alabama.**

**Subject to all restrictions, covenants and easements of record.**

**NOTE: The above described property does not represent the homestead of the Grantor.**

**NOTE: Title was not examined prior to the preparation of this document but was prepared with information supplied by the Grantor.**

**TO HAVE AND TO HOLD** to the said GRANTEE in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.


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 it is 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.

**IN WITNESS WHEREOF, I, CHRISTY D. TRAYLOR, formerly CHRISTY D. SMITH, a married woman,** have hereunto subscribed my name and seal on this the 13<sup>th</sup> day of November, 2015.

  
**CHRISTY D. TRAYLOR**

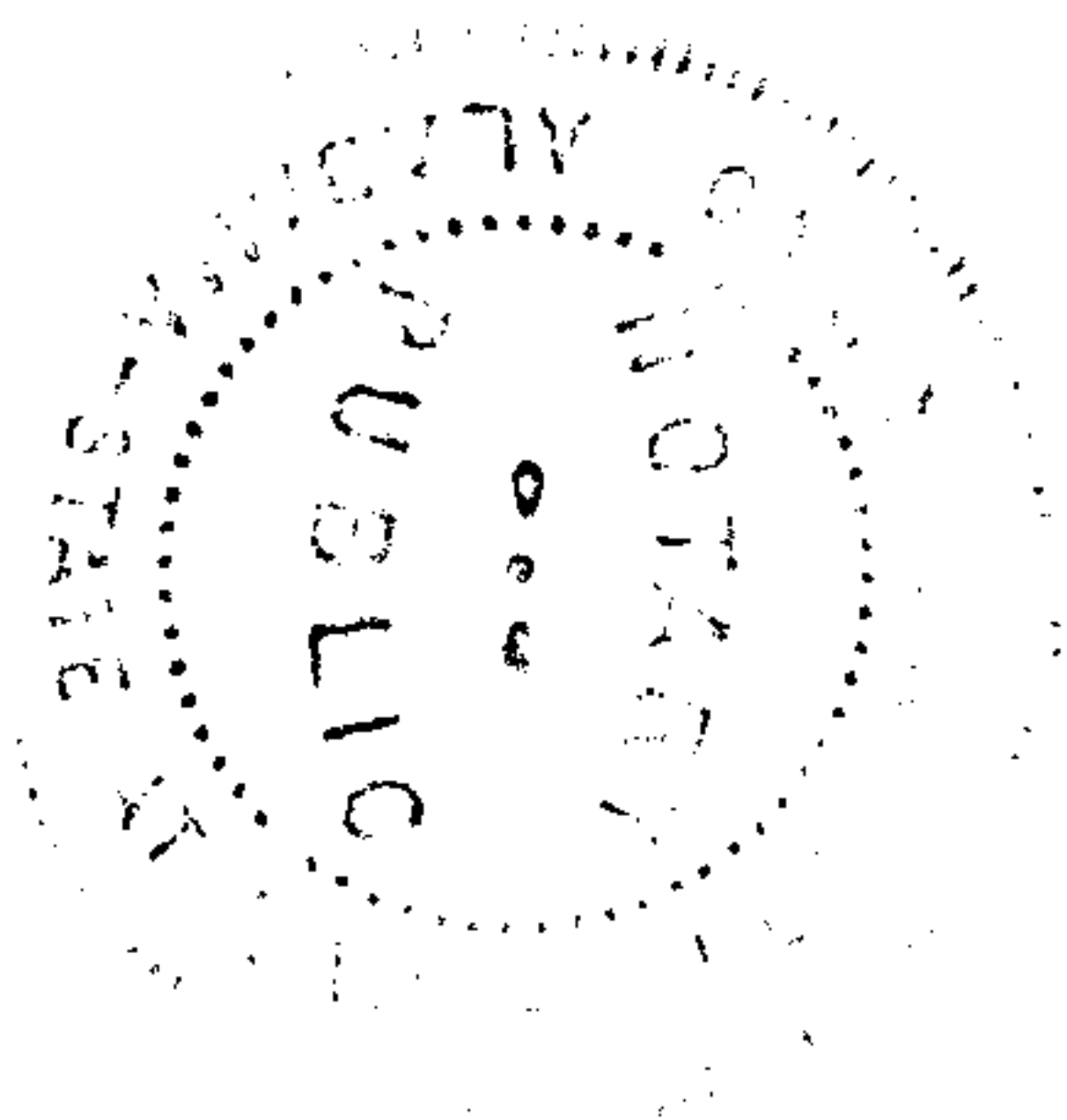
**STATE OF ALABAMA )**

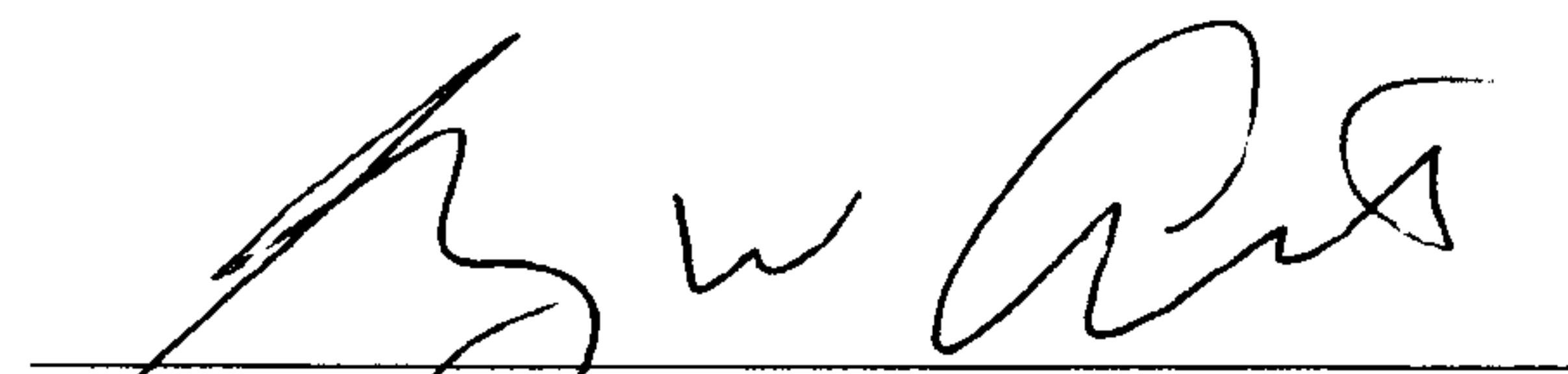
**JEFFERSON COUNTY )**

  
20160330000101320 2/3 \$42.50  
Shelby Cnty Judge of Probate, AL  
03/30/2016 10:20:12 AM FILED/CERT

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that **CHRISTY D. TRAYLOR**, 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 13<sup>th</sup> day of November, 2015.



  
**NOTARY PUBLIC**  
My Commission Expires: 8/26/19



# Real Estate Sales Validation Form

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

Grantor's Name Christy D. Traylor  
Mailing Address 12690 Alpine Circle  
Lakewood, AL  
35111

Grantee's Name Angela S. Dailey  
Mailing Address 56 Foothills Ln.  
Childersburg, AL  
35044

Property Address Lot 25

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ \_\_\_\_\_

or  
Actual Value \$ \_\_\_\_\_

or  
Assessor's Market Value \$ 22,500



20160330000101320 3/3 \$42.50  
Shelby Cnty Judge of Probate, AL  
03/30/2016 10:20:12 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  
☐ Sales Contract  
☐ Closing Statement

☐ Appraisal  
☐ Other

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 3/28/16

Print Garry W. Abbott

Unattested

Sign \_\_\_\_\_

(verified by)

(Grantor/Grantee/Owner/Agent) circle one