

THIS INSTRUMENT PREPARED BY
ELLIS, HEAD, OWENS & JUSTICE
P. O. BOX 587
COLUMBIANA, ALABAMA 35051

SEND TAX NOTICE TO:
David Shane Armstrong
235 Highway 56
Wilsonville, AL 35186

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **One Dollar and other good and valuable consideration**, to the undersigned Grantor, in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, I,

Donald W. Armstrong, an unmarried man
whose mailing address is 3066 Highway 55, Wilsonville, Alabama 35186

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

David Shane Armstrong
whose mailing address is 235 Highway 56, Wilsonville, Alabama 35186

(herein referred to as GRANTEE) the following described real estate, situated in Shelby County, Alabama, the address of which is 235 Highway 56, Wilsonville, Alabama 35186, to-wit:

Lot 1 of the Armstrong Family Subdivision, as recorded in Map Book 46, Page 15, Probate Records of Shelby County, Alabama.

Subject to: road right-of-way of record and utility permits of record.

(Description supplied by parties. No verification of title or compliance with governmental requirements has been made by preparer of deed.)

TO HAVE AND TO HOLD unto the said GRANTEE, his heirs and assigns, forever.

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 5 day of April, 2016.


20160406000110830 1/2 \$49.50
Shelby Cnty Judge of Probate, AL
04/06/2016 09:21:52 AM FILED/CERT

 (SEAL)
Donald W. Armstrong

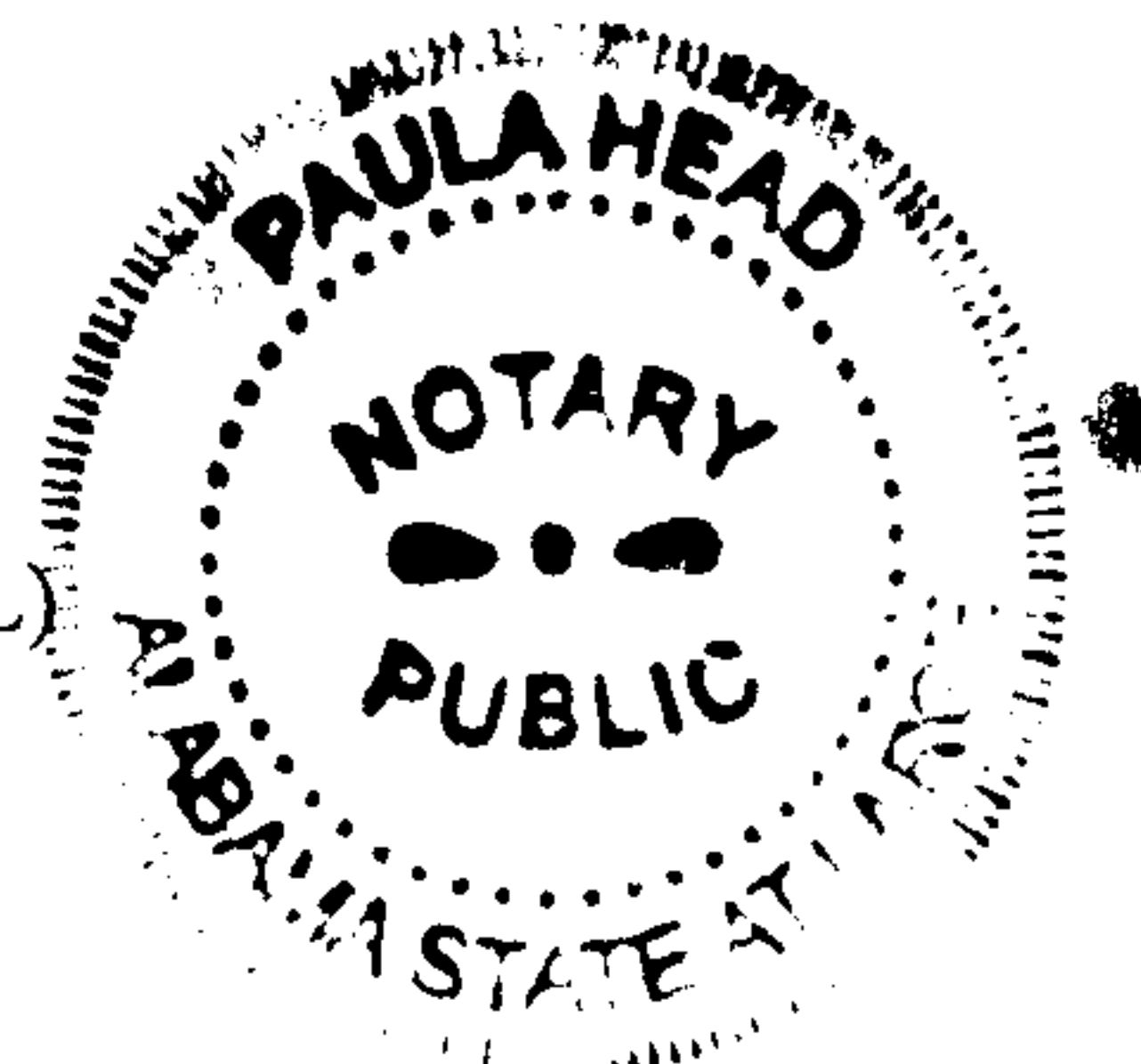
STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Donald W. Armstrong**, an unmarried man, 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 5 day of April, 2016.

Shelby County, AL 04/06/2016
State of Alabama
Deed Tax:\$32.50

 (SEAL)
Notary Public



Real Estate Sales Validation Form

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

Grantor's Name Donald W. Armstrong
Mailing Address 3066 Highway 55
Wilsonville, AL 35186

Grantee's Name David Shane Armstrong
Mailing Address 235 Highway 56
Wilsonville, AL 35186

Property Address 235 Highway 56
Wilsonville, AL 35186

Date of Sale 04-05-2016
Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$ 32,040.00

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 Assessor's Market Value based on
Tax Year 2015

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 04-05-2016

Print Donald W. Armstrong

☐ Unattested

Paula Reed
(verified by)

Sign

Donald W. Armstrong

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20160406000110830 2/2 \$49.50
Shelby Cnty Judge of Probate, AL
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