

Document Prepared By:
Shannon R. Crull, P. C.
3009 Firefighter Lane
Birmingham, Alabama 35209

Send Tax Notice To:
Courtney Blair
12 Cottage Circle
Pelham, AL 35124

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

}
}

20160711000240680
07/11/2016 03:54:48 PM
DEEDS 1/3

KNOW ALL MEN BY THESE PRESENTS:

THAT IN CONSIDERATION OF One Hundred Nine Thousand and NO/100 (\$109,000.00) to the undersigned grantors, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, Courtney N. Ingalls, a single woman, (herein referred to as Grantor), grant, sell, bargain and convey unto Courtney Lenore Blair, (herein referred to as Grantee), the following described real estate, situated in SHELBY County, Alabama to wit:

LOT 2, ACCORDING TO THE SURVEY OF THE COTTAGES, AS RECORDED IN MAP BOOK 12, PAGE 19, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

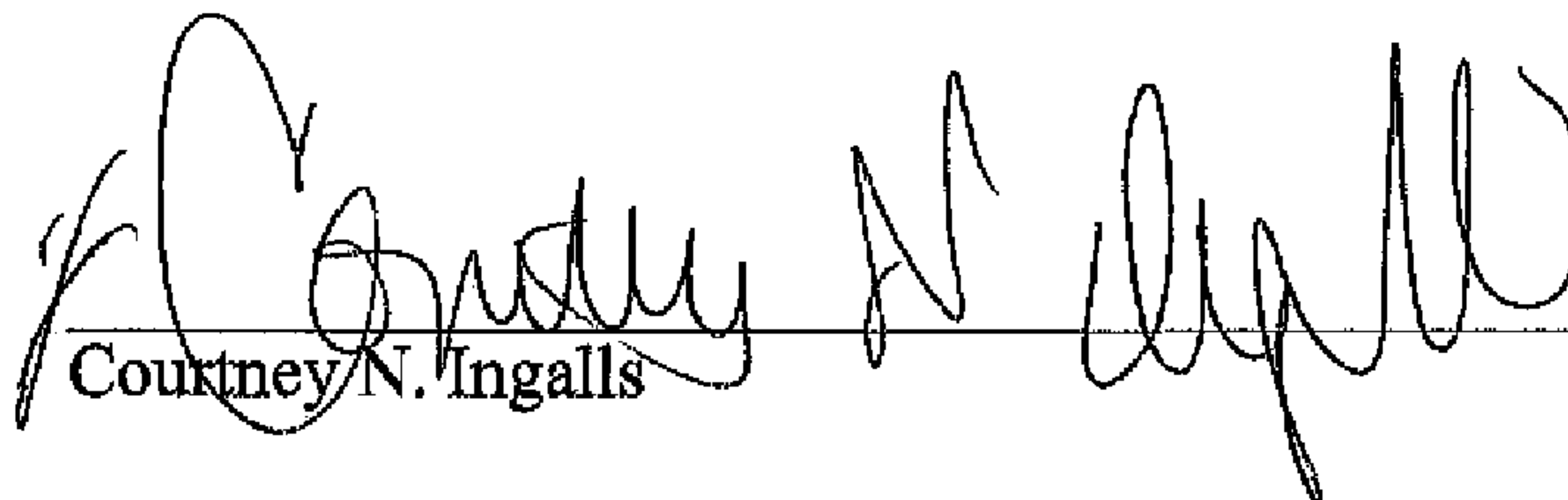
\$105,185

~~None~~ of the above consideration was secured by and through the purchase money mortgage closed herewith.

TO HAVE AND HOLD the said tract or parcel of land unto the said Grantee, her heirs, successors and assigns forever.

And I do for myself, my heirs and assigns, covenant with the said Grantee, her heirs and assigns, that I am lawfully seized in fee simple of said premises and I am authorized to convey the same; that they are free from all encumbrances, unless otherwise noted above; that I have 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 persons.

IN WITNESS WHEREOF, the undersigned GRANTOR has hereunto set her hand and seal
on the day stated in the notary acknowledgement, but the same shall not be effective until the
8th day of July, 2016.


Courtney N. Ingalls (SEAL)

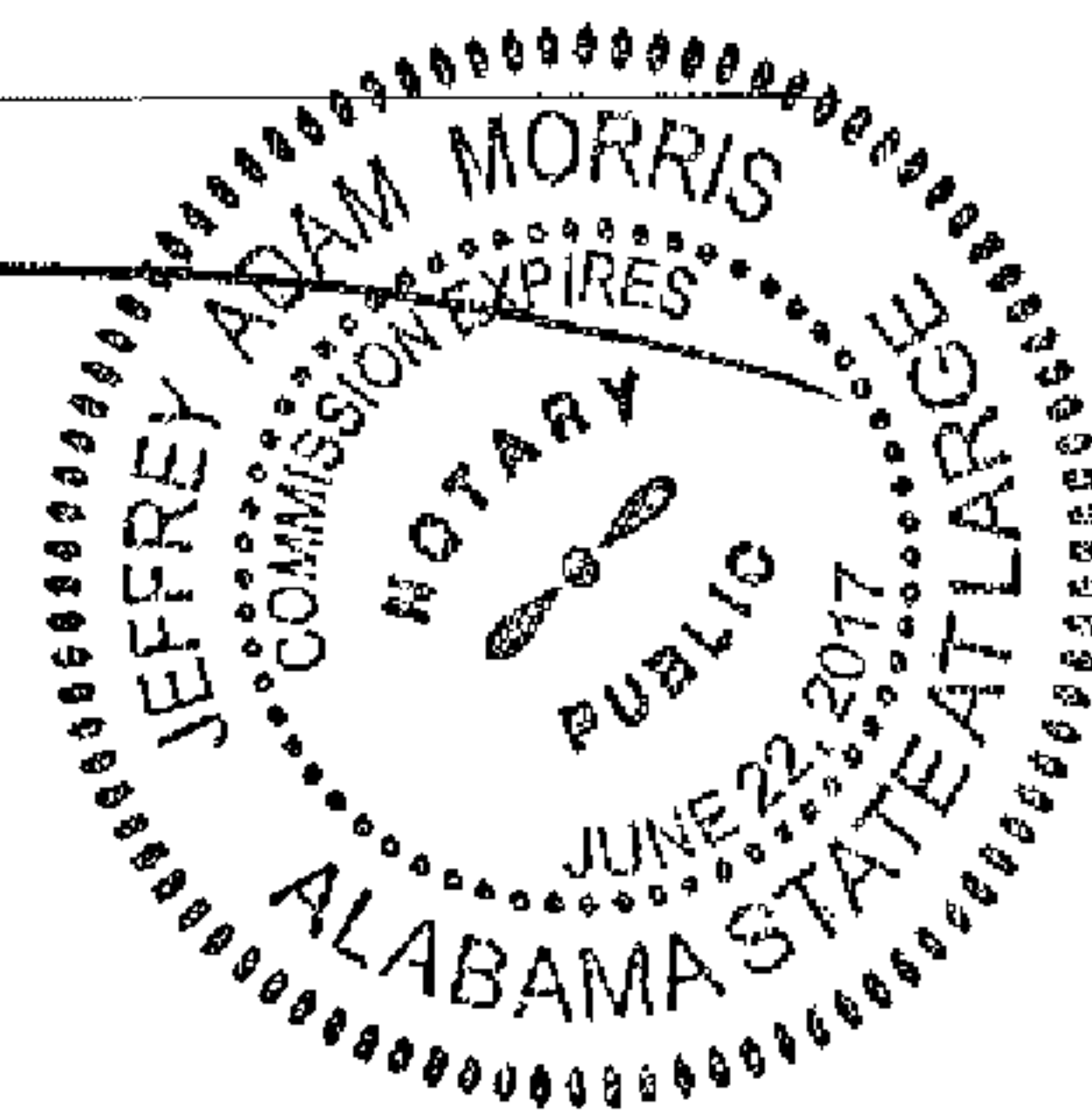
STATE OF ALABAMA
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify
that Courtney N. Ingalls, whose name is signed to the foregoing deed 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 the 8th day of July, 2016.

Notary Seal

Notary Public
My commission expires.



Real Estate Sales Validation Form

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

Grantor's Name Courtney Ingall
 Mailing Address 2704 Caldwell Ave S
Birmingham, AL 35205

Grantee's Name Courtney Blair
 Mailing Address 12 Cottage Circle
Pelham AL 35124

Property Address 12 Cottage Circle
Pelham, AL 35124

Date of Sale 7/8/16
 Total Purchase Price \$ 109,000

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 _____

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 7/8/16



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 07/11/2016 03:54:48 PM
 \$25.00 CHERRY
 20160711000240680

Print

Amy Florine Courtney

[Signature]