

20160810000284710 1/3 \$150.50
Shelby Cnty Judge of Probate, AL
08/10/2016 11:35:18 AM FILED/CERT

SEND TAX NOTICE TO:
Matthew D. Wilson
732 Whippoorwill Drive
Hoover Alabama 35244

Shelby County, AL 08/10/2016
State of Alabama
Deed Tax: \$129.50

STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten Dollars (\$10.00) and the terms of the Agreement in the Divorce case in Jefferson County Circuit Court Case Number DR-2016-901020 and other good and valuable consideration in hand paid to the undersigned Tracie E. Wilson a married woman (married to the Grantee herein) (hereinafter referred to as the Grantor herein), the receipt of which is acknowledged, do hereby grant, bargain, sell and convey to Matthew D. Wilson (hereinafter referred to as the Grantee herein), all her right, title, interest, and claim in or to the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 30, according to the Survey of Third Addition to Riverchase West, as recorded in Map Book 7, page 139, in the Probate Office of Shelby County, Alabama.

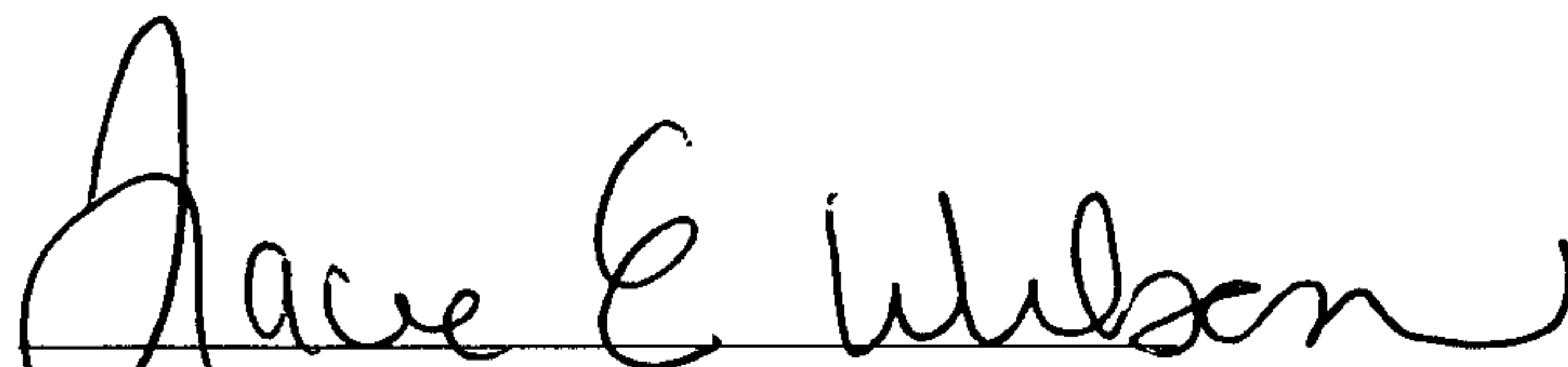
Subject to all easements, restrictions, covenants, right of way of record ; taxes not yet due and payable and the existing mortgage with

Title has not been examined by preparer

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

And said Grantor do for herself, her successors and assigns covenant with the said Grantee, his heirs and assigns that the Grantor is lawfully seized in fee simple of the said premises that they are free from all encumbrances, unless otherwise noted above, that they are entitled to the immediate possession thereof; that the Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and their heirs and assigns forever defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned hereto sets his hand and seal this the 3rd day of August, 2016.


Tracie E. Wilson

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Tracie E. Wilson,

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.

GIVEN under my hand and seal this the 3rd day of August, 2016.

L. Jackson Perkins
Notary Public
My Commission Expires: 2/20/20

This instrument prepared by:

Guy Fullan
FULLAN & FULLAN
610 Frank Nelson Building
205 North 20th Street
Birmingham, Alabama 35203
Telephone: 205-251-8596
Telecopier: 205-251-0425



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Real Estate Sales Validation Form

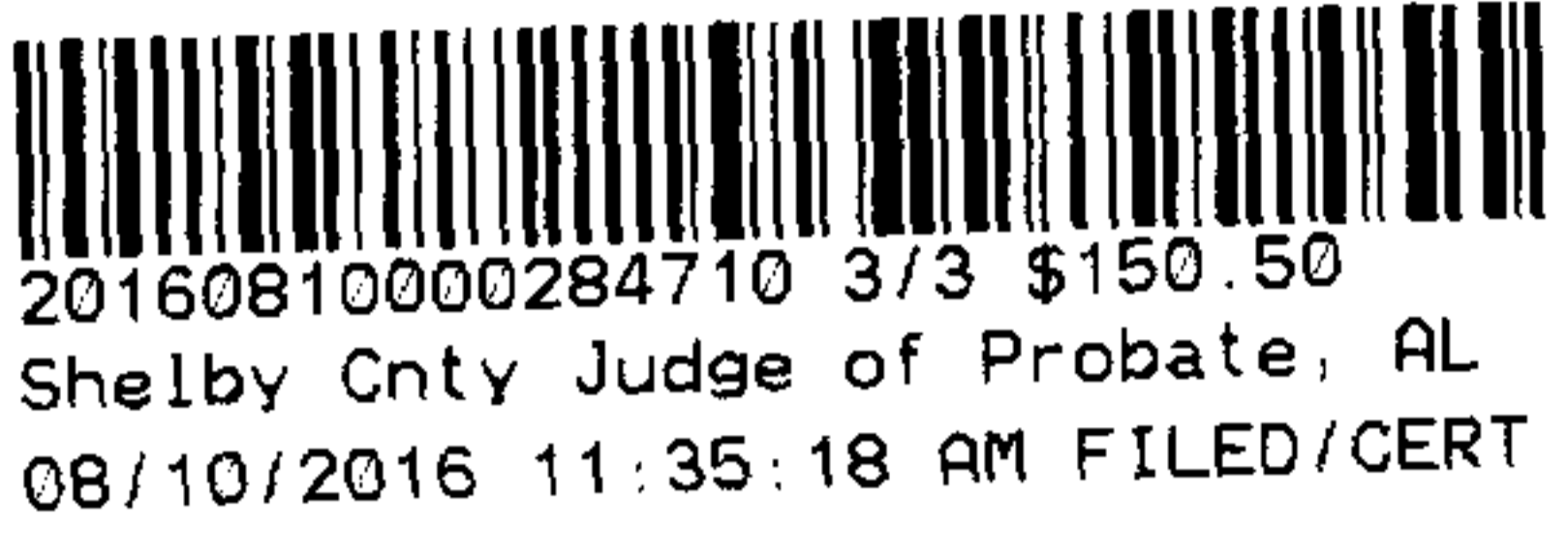
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Tracie Elaine Wilson
Mailing Address 2464 Acton Park Circle
Birmingham Alabama 35243

Grantee's Name Matthew Daniel Wilson
Mailing Address 732 Whippoorwill Dr.
Hoover Alabama 35244

Property Address 732 Whippoorwill Dr.
Hoover Alabama 35244

Date of Sale 8-3-16
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 258,700.00 1/2 129,350



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 _____ Print Matthew Daniel Wilson
Unattested _____ Sign Matt Daniel W

Notarized by JAMES GUY PULLAN
Notary Public, Alabama State At Large
My Commission Expires Oct. 18, 2017

(Grantor/Grantee/Owner/Agent) circle one
Form RT-1