


THIS INSTRUMENT PREPARED
BY AND RETURN TO:
GEORGINNA FELT
1035 North Broad Street
Fremont, Nebraska 68025

SEND TAX NOTICE TO:
GEORGINNA FELT
1035 North Broad Street
Fremont, Nebraska 68025


20160810000285540 1/3 \$77.00
Shelby Cnty Judge of Probate, AL
08/10/2016 03:46:07 PM FILED/CERT

WARRANTY DEED

STATE OF FLORIDA)
PASCO COUNTY) KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of \$10.00, in hand paid to the undersigned Grantor by the Grantee herein, the receipt and sufficiency of which are hereby acknowledged, ANTOINETTE MENIER, a single person (hereinafter referred to as "Grantor") does by these presents, grants, bargains, sells, and conveys unto ANTOINETTE MENIER and GEORGINNA FELT, as Co-Trustees of the ANTOINETTE MENIER TRUST dated September 9, 1997 (hereinafter referred to as "Grantee"), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 201, according to the survey of Shadow Oaks Estates, Second Sector, as recorded in Map Book 33 page 149, in the Probate Office of Shelby County, Alabama.

Property Address: 1004 Shadow Oaks Drive, Wilsonville, Alabama 35186.

SUBJECT TO: Taxes for the current year and all subsequent years, all covenants, restrictions, conditions, encumbrances, easements, rights of way, set back lines, limitations, and other rights, if any, of record.

FULL POWER AND AUTHORITY is granted by this deed to said Co-Trustees or the Successor Trustee of said Trust Agreement to protect, conserve, sell, lease, improve, to convey either with or without consideration, to mortgage, pledge or otherwise encumber said property, and to manage and dispose of the real property or any part of it described in this recorded instrument.

A written instrument in recordable form executed by a Successor Trustee, acknowledging the acceptance of the trusteeship of said Trust by the Successor Trustee, shall be conclusive evidence upon all persons and for all purposes of the facts stated in such instrument of the authority of the Successor Trustee to act as such under the Trust named herein. Upon the recording of such instrument in the county in which the real property described herein is located, the Successor Trustee shall have all of the power and authority as is granted to the Co-Trustees of said Trust as set forth above.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

Shelby County, AL 08/10/2016
State of Alabama
Deed Tax: \$56.00

GRANTOR does, for herself, her successors and assigns, covenant with said Grantee, and the Grantee's heirs and assigns, that the Grantor is lawfully seized of said land in fee simple; that the Grantor, her successors and assigns, hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to the date hereof.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

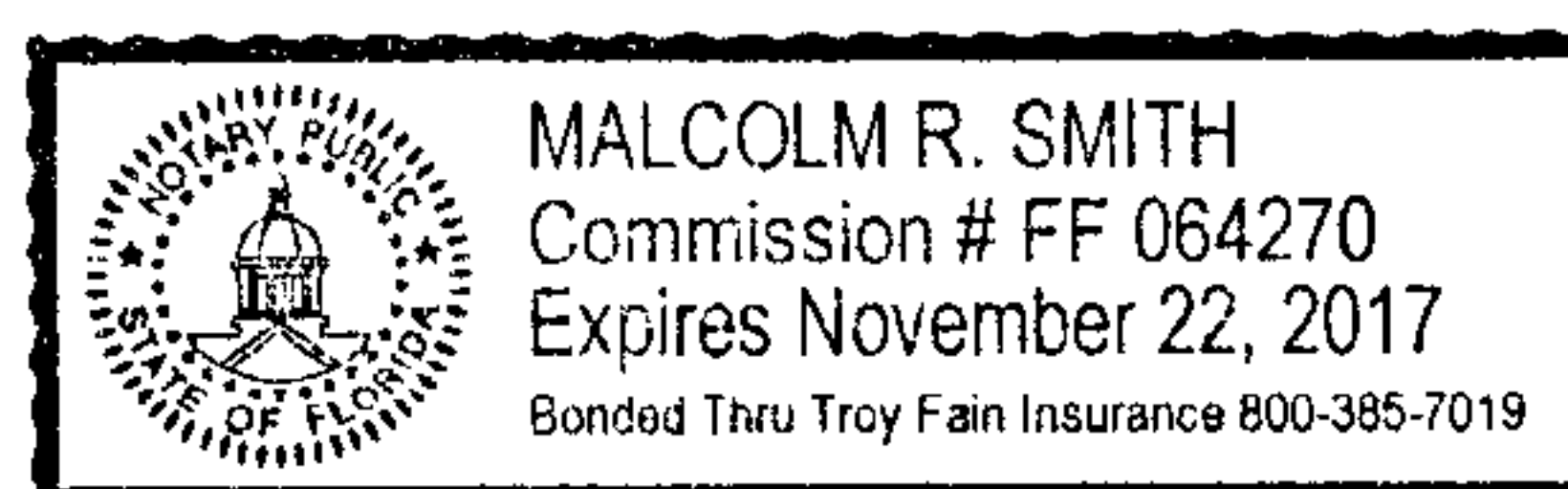
Antoinette Menier
ANTOINETTE MENIER

STATE OF FLORIDA
COUNTY OF PASCO

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that ANTOINETTE MENIER, whose name is signed to the foregoing conveyance, and who has produced as identification a state identification card, acknowledged before me on this day that, being informed of the contents of the said conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 29th day of July, 2016.

Malcolm R. Smith
Notary Public: MALCOLM R. SMITH
NOTARY PUBLIC - State of Florida
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 ANTOINETTE MENIER
Mailing Address 1035 NORTH BROAD ST.
FREMONT, NEBRASKA 68025

Grantee's Name ANTOINETTE MENIER AND GEORGINA FELT, CO-TRUSTEES
Mailing Address 1035 NORTH BROAD ST.
FREMONT, NEBRASKA 68025

Property Address 1004 SHADOW OAKS DR.
WILSONVILLE, AL 35186

Date of Sale 7/29/2016

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 56,000.00



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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 2016 SHELBY COUNTY ASSESSMENT RECORD

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 7/29/16

Print ANTOINETTE MENIER

Sign Antoinette Menier

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1