



Together with all and singular the tenements, hereditaments, and appurtenances, thereto or in any wise appertaining and the reversion or the reversions, remainder or remainder, rents, issues, and profits thereof; and also all of the estate, right, title, interest, dower and the right of dower, property, possession, claim and demand whatsoever, as well in law as in equity of the said GRANTOR, of, in, and to the same and every part or parcel thereof, with the appurtenances.

**TO HAVE AND TO HOLD**, all and singular, the above mentioned and described premises, together with the appurtenances, unto the said GRANTEE, her heirs or assigns forever. And the Grantor does for himself and for his beneficiaries, principals, trustees, fiduciaries, representatives, heirs, executors, administrators, successors or assigns, covenant with the said GRANTEE, her heirs and assigns, that Grantor is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above, that Grantor is entitled to the immediate possession thereof; that Grantor, and his beneficiaries, principals, trustees, fiduciaries, representatives, 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**, **Paula M. Tall**, as Power of Attorney for **Thomas Fletcher**, has hereunto executed this instrument under his hand and seal this 27<sup>th</sup> day of September, 2016.

  
20160929000356340 2/3 \$88.00  
Shelby Cnty Judge of Probate, AL  
09/29/2016 09:21:27 AM FILED/CERT

**GRANTOR:**

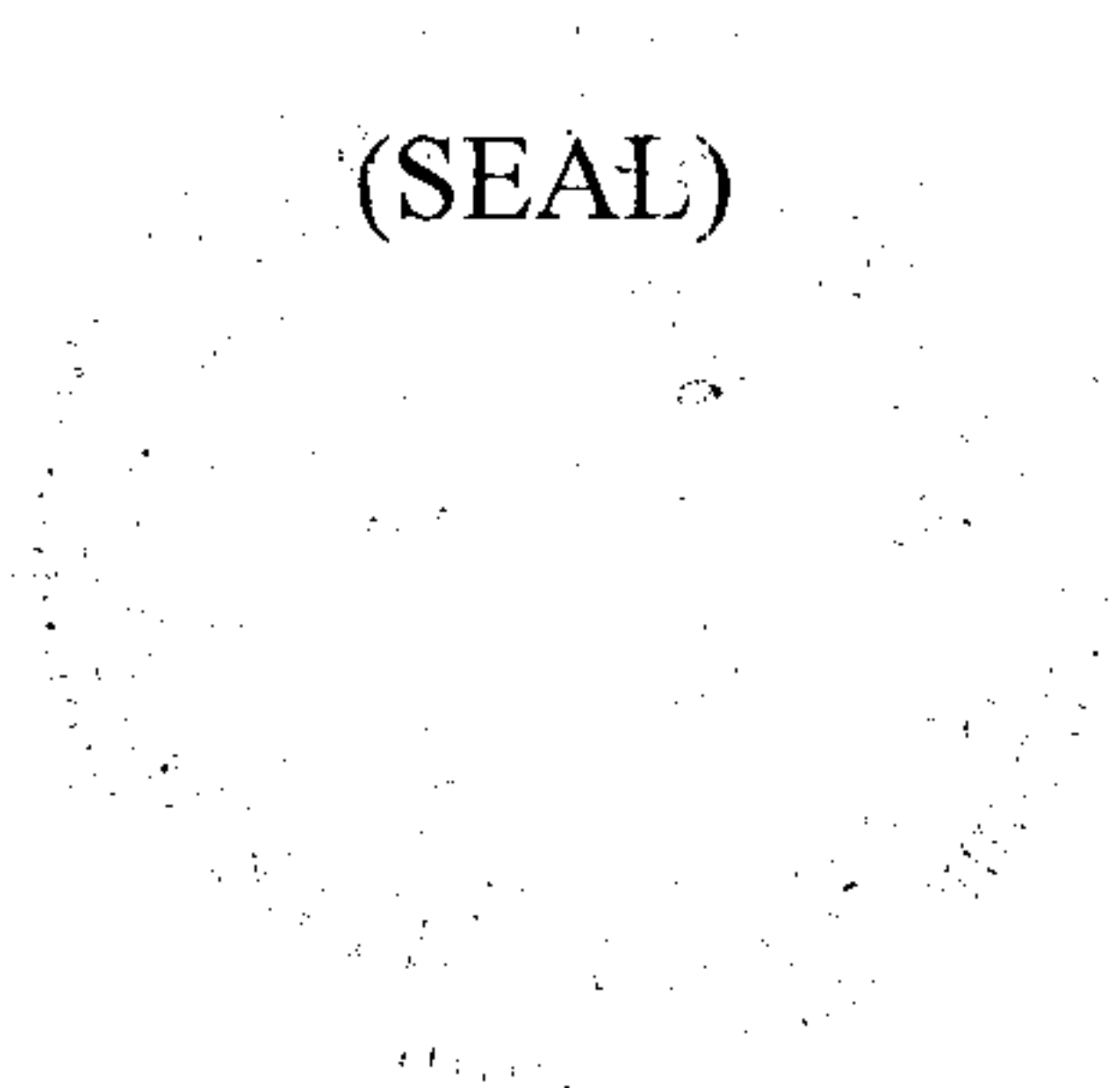
*Paula M. Tall* (L.S.)  
**Paula M. Tall**, as Power of Attorney for  
**Thomas Fletcher**  
457 Weatherly Club Drive  
Pelham Alabama 35124

**STATE OF ALABAMA**  
  
**COUNTY OF BIBB**

\*  
\* **ACKNOWLEDGMENT**  
\*

I, R. Elaine Griffin, a Notary Public in and for said County, in said State, hereby certify that **Paula M. Tall**, as Power of Attorney for **Thomas Fletcher**, whose name is signed to the foregoing conveyance, and who is known to me, or produced a driver's license and/or other picture identification, acknowledged before me on this day, that being informed of the contents of the conveyance, has executed the same voluntarily on the day the same bears date.

GIVEN under my hand and official seal this 27<sup>th</sup> day of September, 2016.



*R. Elaine Griffin*  
Notary Public, State at Large  
My Commission Expires: 10-10-18

# Real Estate Sales Validation Form

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

Grantor's Name Thomas Fletcher, by and  
Mailing Address through Paula M. Tall, as  
Power of Attorney  
457 Weatherly Club Drive  
Pelham Alabama 35124

Grantee's Name Paula M. Tall  
Mailing Address 457 Weatherly Club Drive  
Pelham Alabama 35124

Property Address 112 2<sup>nd</sup> Ave NE  
Alabaster, AL  
35007

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \_\_\_\_\_  
or  
Assessor's Market Value \$ 66,700



20160929000356340 3/3 \$88.00  
Shelby Cnty Judge of Probate, AL  
09/29/2016 09:21:27 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  
X Other \_\_\_\_\_ Heirship property

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 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 \_\_\_\_\_

X Unattested Karen Melsen  
(verified by)

Sign \_\_\_\_\_  
(Grantor/Grantee/Owner/Agent) circle one