

Parcel I.D. #: 23-2-10-1-005-077.00

Send Tax Notice To: Susanna Foster Gary
1565 Applegate Lane
Alabaster, AL 35007



20161017000379880 1/3 \$99.50
Shelby Cnty Judge of Probate, AL
10/17/2016 11:18:24 AM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

Shelby County, AL 10/17/2016
State of Alabama
Deed Tax: \$78.50

Know all men by these presents, that in consideration of the sum of Sixty-Three Thousand Dollars and 00/100 (\$ 63,000.00), the receipt of sufficiency of which are hereby acknowledged, that **Irving Douglas Foster and Della Jeanne Foster, a married couple**, hereinafter known as GRANTOR, does hereby bargain, grant, sell and convey the following described real property being situated in Shelby County, Alabama, to **Susanna Foster Gary, a divorced woman**, hereinafter known as the GRANTEE;

Lot 77, according to the survey of Applegate Manor, as recorded in Map Book 9, Page 125, A, B, & C, in the Probate Office of Shelby County, Alabama. Together with all the rights, privileges, easements and appurtenant ownership interest in and to premises previously conveyed by Applegate Realty, Inc., to the Applegate Townhouses Association, Inc., by deed recorded in Real 65, Page 201, in the Probate Office of Shelby County, Alabama, and as more fully defined in the Declaration of Covenants, Conditions and Restrictions of Applegate Townhouse recorded in Real 63, Page 634, in the Probate Office of Shelby County, Alabama.

Subject to any and all easements, rights of way and restrictions of record.

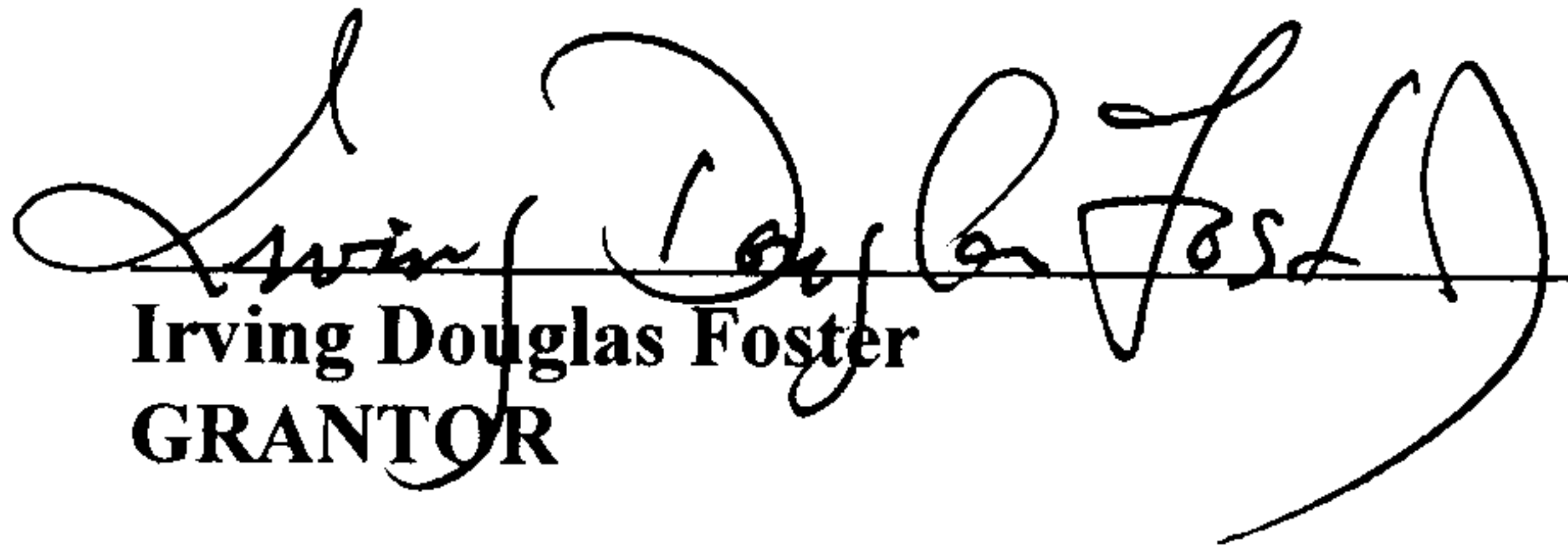
The legal description was provided by the GRANTOR. This deed was prepared without the benefit of a title search or survey.

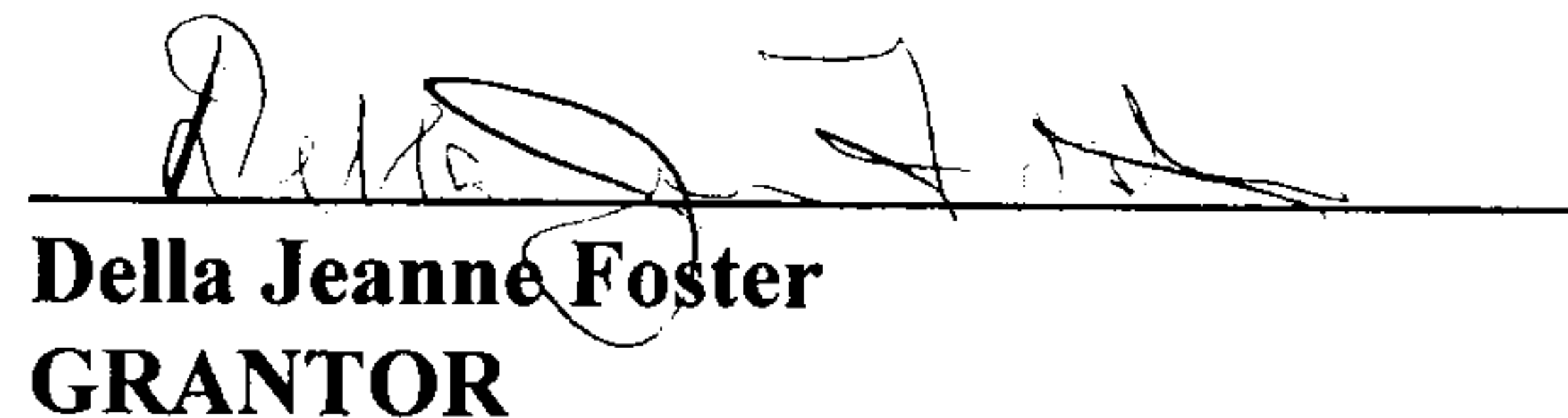
TO HAVE AND TO HOLD to the said GRANTEE together with every contingent remainder and right of reversion.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs, and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall

warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, on this the 23 Day of Sept., 2016.

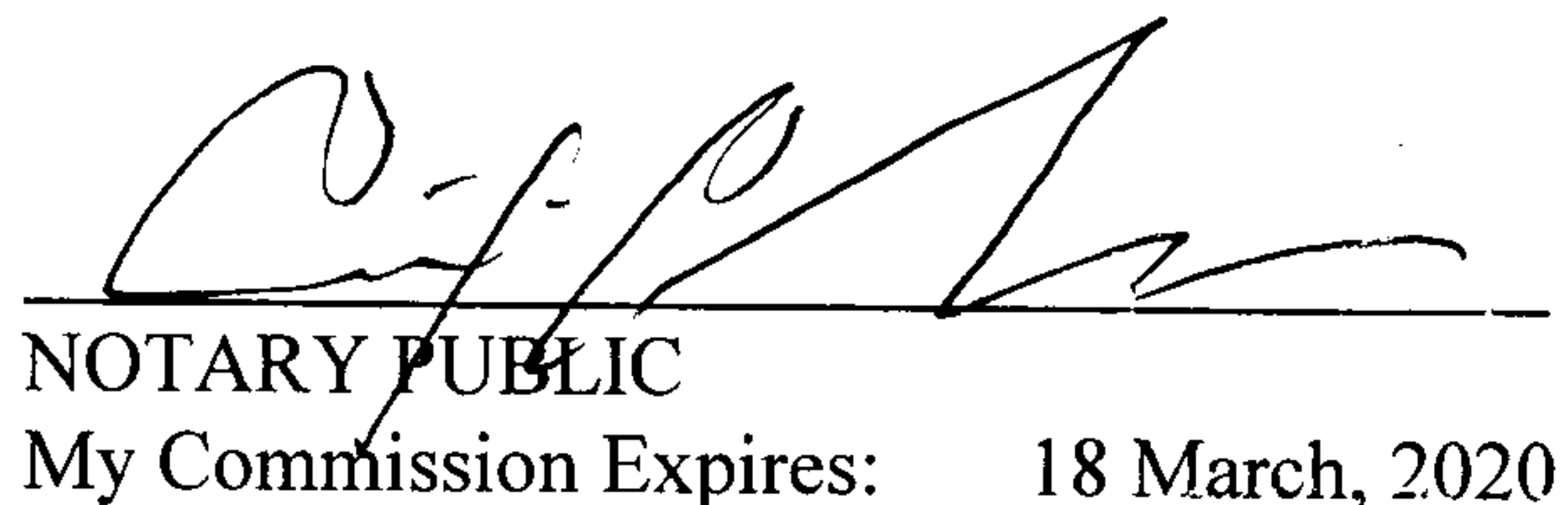

Irving Douglas Foster
GRANTOR


Della Jeanne Foster
GRANTOR

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said State, do hereby certify that *Irving Douglas Foster* and *Della Jeanne Foster*, a married couple, whose names are signed to the foregoing conveyance, and who are personally known to me, acknowledged before me and my official seal of office, that they did execute the same voluntarily on the day the same bears date.

Given under my hand and official seal of office on this the 23 Day of Sept., 2016.


NOTARY PUBLIC
My Commission Expires: 18 March, 2020

This Instrument Prepared By:

Clint C. Thomas, P.C.
Attorney at Law
P.O. Box 1422
Calera, AL 35040

Closing did not occur in the office of the preparer.


20161017000379880 2/3 \$99.50
Shelby Cnty Judge of Probate, AL
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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 Irving D. Foster
Mailing Address 331 Creekside Ln
Pellham, AL
35124

Grantee's Name Susanna Gary
Mailing Address 1565 Applegate Ln
Alabaster, AL
35007

Property Address 1565 Applegate Ln
Alabaster, AL
35007

Date of Sale 9/23/16
Total Purchase Price \$ 63,000.

or
Actual Value \$ _____
or

Assessor's Market Value \$ 78,100.

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 Tax Office

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 9/23/16

Print Irving D. Foster

Sign

Irving D. Foster
(Grantor/Grantee/Owner/Agent) circle one

✓ Unattested

[Signature]
(verified by)