

20161104000406950
11/04/2016 09:06:56 AM
DEEDS 1/3

This instrument was prepared by:
Blackmon & Blackmon Ulyesa D. Blackmon
616 Gadsden Highway Suite C
Birmingham, AL 35235

Please Send Tax Notice To:
Tiuana A. Thomas
304 Union Station Way
Calera, AL 35040

-
WARRANTY DEED

**STATE OF ALABAMA
SHELBY COUNTY**

NOW ALL MEN BY THESE PRESENTS: That in consideration of One Hundred Twenty-Nine Thousand Dollars and 00/100 (\$129,000.00) and other good and valuable consideration and subject to the provision set out below to the undersigned grantor/s, I/We, Michael Gilliland a single man in hand paid by the grantee herein, the receipt whereof is acknowledged, I/We, Michael Gilliland hereinafter referred to as grantor/s do hereby grant, bargain, sell and convey unto Tiuana A. Thomas a single woman (herein referred to as grantee).

The following described real estate, situated in SHELBY County, Alabama, to-wit:

(Legal)

LOT 39, ACCORDING TO THE SURVEY OF UNION STATION, PHASE 1, AS RECORDED IN MAP BOOK 41, PAGE 41, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

Subject to: (1) taxes for the year of 2016 and subsequent years (2) Subject to existing easements, restrictions, reservations, rights-of-way, limitations, covenants, set-back lines, and conditions of record and limitation, if any of record.

\$126,603.00 of this consideration is being paid by a mortgage loan being filed simultaneously herewith.

TO HAVE AND TO HOLD, unto the said grantee, its, his/ her or their heirs and assigns forever. And said grantors do for themselves/him/herself heirs, assigns, executors and administrators, covenant with said GRANTEES, their heirs and assigns that grantor/s is/are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above that grantor has good right to sell and convey the same as aforesaid; that grantor(s) will, and heirs, assigns, executors and administrators, successors and assigns shall warrant and defend the same to the said

GRANTEE, its, his or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/we the said grantor(s) who is/are authorized to execute this conveyance, have hereunto set my/our hand(s) and seal this 16th day of September 2016.



Michael Gilliland

Seal

Seal

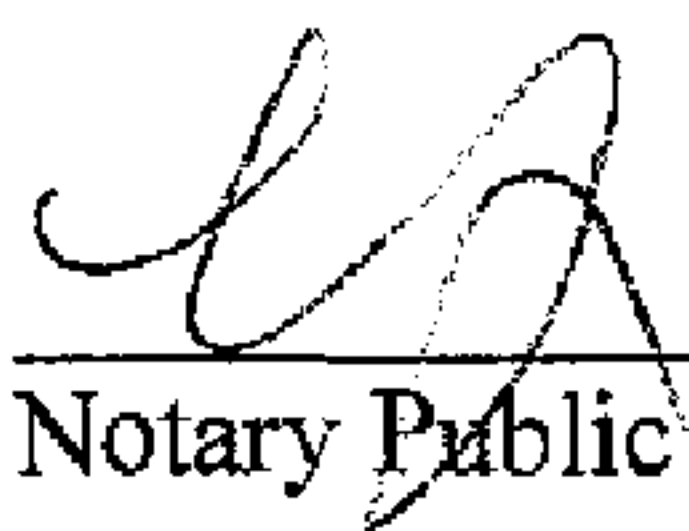
General Acknowledgment

STATE OF Alabama

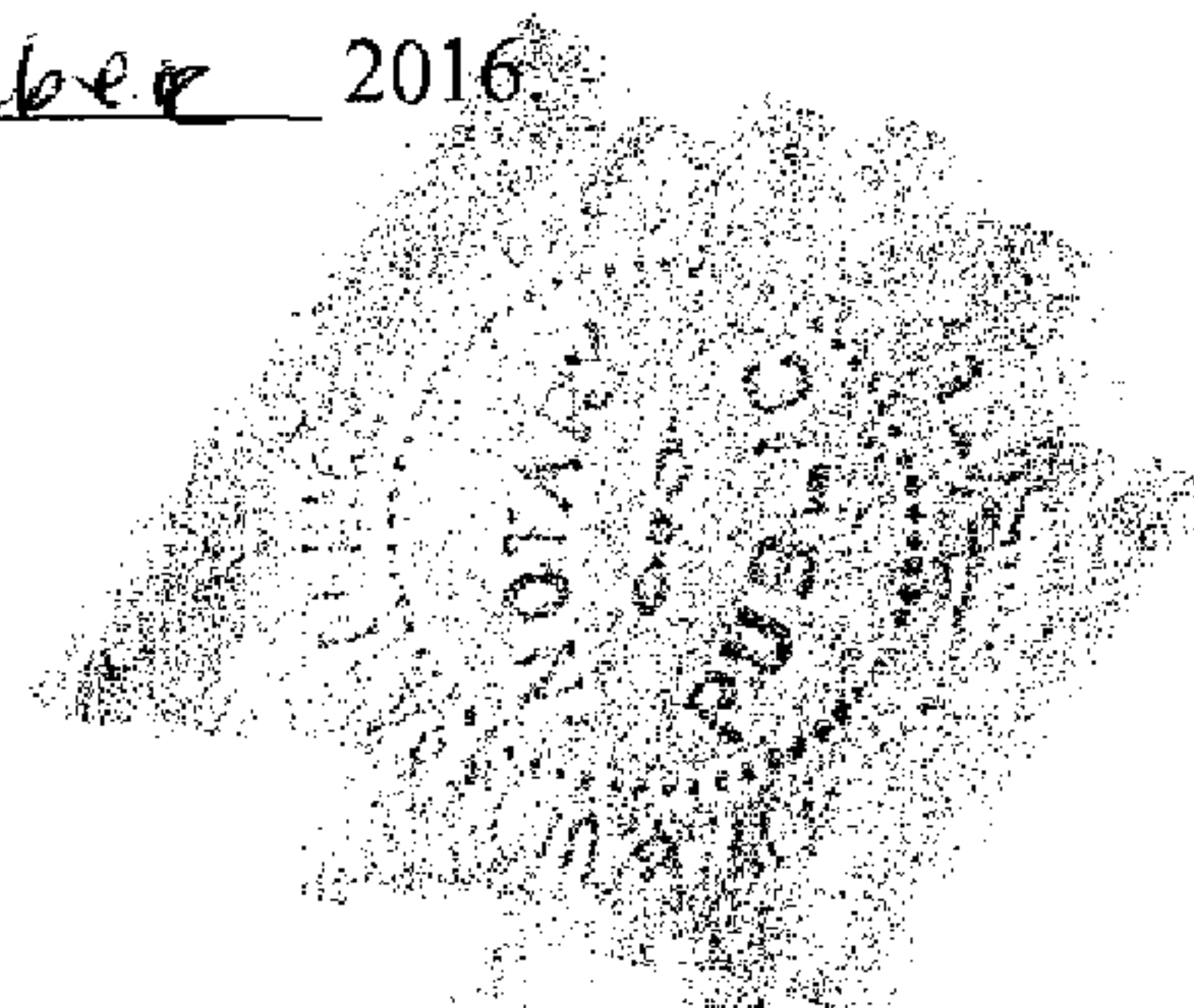
Jefferson COUNTY

I the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Michael Gilliland** whose name/s is/are signed to the foregoing conveyance, and who is/are known to me acknowledged before me on this day, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16th day of September 2016.


Notary Public

My Commission Expires: 8-14-18



Real Estate Sales Validation Form

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

Grantor's Name
Mailing AddressMichael Gilliland
304 Union Station Way
Calera, AL 35040Grantee's Name
Mailing AddressTjuana A. Thomas

Property Address

304 Union Station Way
Calera, AL 35040

Date of Sale

9/16/2016

Total Purchase Price \$

129,000

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☐ Appraisal☒ Sales Contract☐ Other☐ Closing Statement

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 9/16/2016Print Michael Gilliland

Unattested

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

(verified by)

Form RT-1



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 11/04/2016 09:06:56 AM
 \$23.50 CHERRY
 20161104000406950

A handwritten signature, likely of the County Clerk, is written over the official stamp.