

PREPARED BY:

Linda C. Dahlke
3293 S Indiana ST
Lakewood, CO 80228

**RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:**

Robert E. Copser, II
310 Tangled Way
Shelby, AL 35143

MAIL TAX STATEMENTS TO:

Robert E. Cosper, II
310 Tangled Way
Shelby, AL 35143

Shelby County, AL 11/14/2016
State of Alabama
Deed Tax: \$73.50


20161114000417730 1/3 \$94.50
Shelby Cnty Judge of Probate, AL
11/14/2016 09:34:21 AM FILED/CERT

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

THIS GENERAL WARRANTY DEED, made and entered into on the 9th day of NOVEMBER, 2016, between Linda C. Dahlke, a single person, whose address is 3293 S Indiana ST, Lakewood, Colorado 80228 ("Grantor"), and Robert E. ~~Copser~~ ^{Cosper}, II, a married person, whose address is 310 Tangled Way, Shelby, Alabama 35143 ("Grantee"). *REC, II*

For and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby Grants, Bargains, Sells, and Conveys with general warranty covenants to Grantee, the property located in Shelby County, Alabama, described as:

Begin at the intersection of NE R/W Co Hwy 45 & W/LLNW/14 of SE 1/4 N alg W/L to NW Corner SD 1/4, 1/4 E ang N/L to SW R/W Hwy 25 SE alg R/W SWLY 361.5 SELY to S/L NE 1/4 of SE 1/4, W along S/L to NE R/W Hwy 45, NW along R/W to POB, less Hwy 25 R/W. (This legal from the Shelby County Board of Equalization)

Prior instrument reference: General Warranty Deed, Volume/Book 2010, Page _____, Document No. 0520000158170, of the Recorder of Shelby, Alabama, recorded Thursday, May 20, 2010.

SUBJECT TO all, if any, valid easements, rights of way, covenants, conditions, reservations and restrictions of record.

Subject to existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record the Grantor hereby covenants with the Grantee that the Grantor is lawfully seized in fee simple of the above granted premises and has good right to sell

and convey the same, and that the Grantor, Grantor's heirs, executors and administrators shall warrant and defend the title unto the Grantee, Grantee's heirs and assigns against all lawful claims whatsoever.

Tax/Parcel ID Number: 04 6 24 0 000 039.000

IN WITNESS WHEREOF the Grantor has executed this deed on the 9th day of NOVEMBER, 2016.

11/9/2016
Date

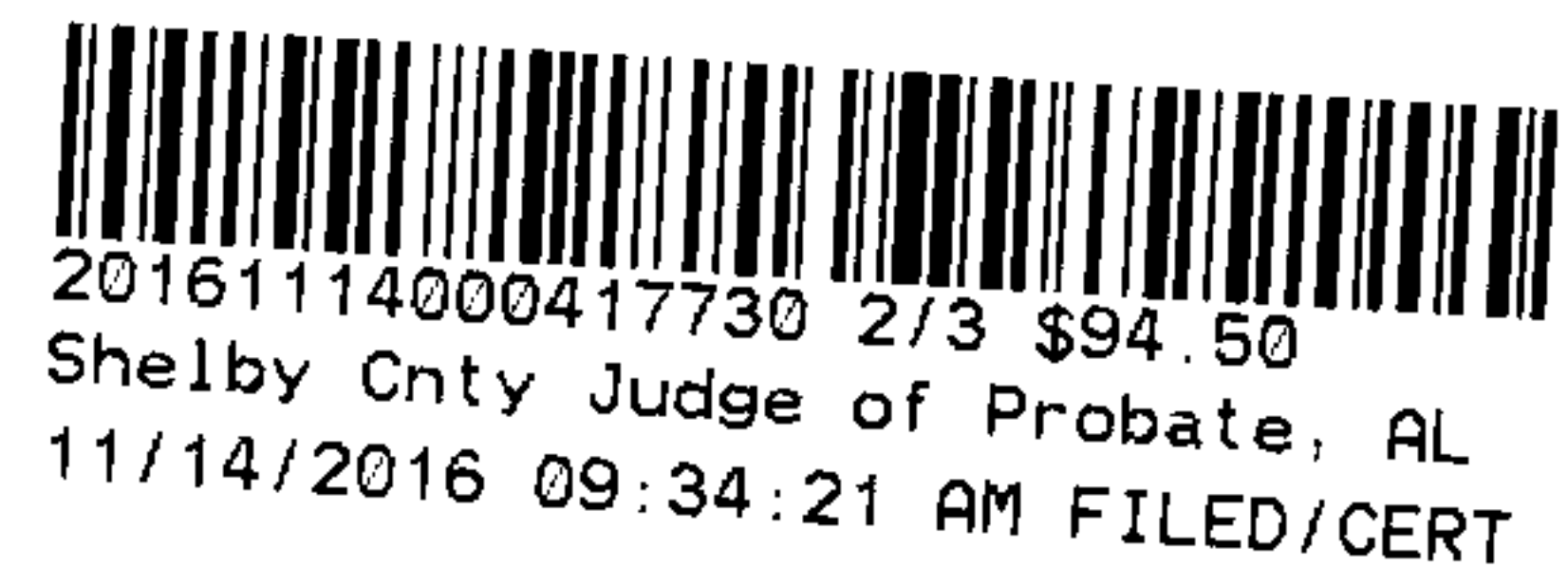
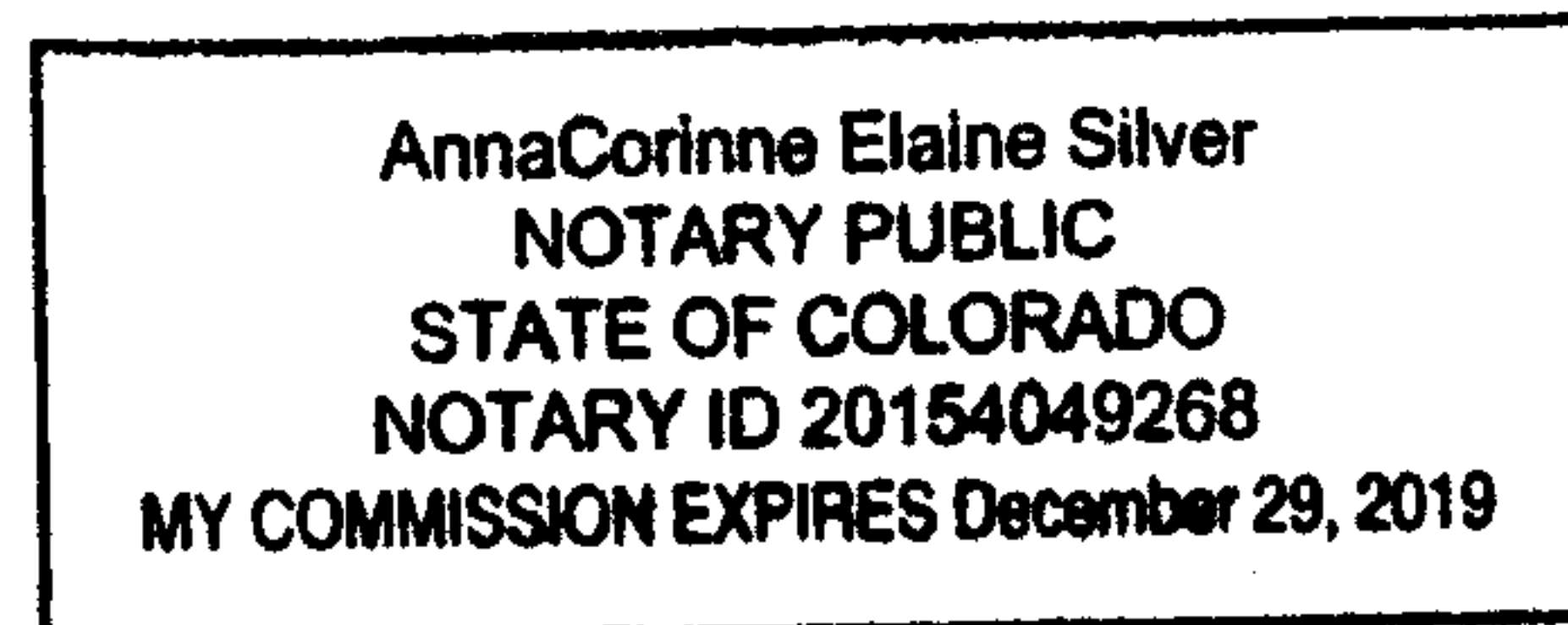
Linda C. Dahlke
Linda C. Dahlke, Grantor

The State of Colorado
Jefferson County

I, Anna Silver, hereby certify that Linda Dahlke 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, they executed the same voluntarily on the day the same bears date. Given under my hand this 9th day of November, A. D. 2016

Anna Silver
Notary Public

My Commission expires: 12/29/19



Real Estate Sales Validation Form

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

Grantor's Name LINDA C. DAHLKE
Mailing Address 3293 S. INDIANA ST
LAKEWOOD, CO 80228

Grantee's Name ROBERT E. COSPER, II
Mailing Address 310 TANGLED WAY
SHELBY, AL 35143

Property Address STERRETT, AL
TAX/PARCEL ID: 046240000039.000

Date of Sale _____
Total Purchase Price \$ 7,370
or
Actual Value \$ _____
or
Assessor's Market Value \$ 7,370 112 = 73,500.00
147,000.

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,

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 11/9/2016

Print LINDA C. DAHLKE

☒ Unattested


(verified by)

Sign Linda C. Dahlke
(Grantor/Grantee/Owner/Agent) circle one