

Send Tax Notice to:
Larry Averette
280 Ridge Lane
Shelby, Alabama 35143

WARRANTY DEED

Know All Men by These Presents: That in consideration of Five Thousand Dollars 00/100 (\$5,000.00), the undersigned grantors, **OTHA M.E. AVERETTE, A MARRIED MAN,** and wife, **RUTH WYLODEAN AVERETTE, A MARRIED WOMAN,** in hand paid by the GRANTEE, the receipt of which is hereby acknowledged, the said GRANTORS, do by these presents, grant, bargain, sell and convey unto **LARRY KEITH AVERETTE, A MARRIED MAN,** (herein referred to as GRANTEE), the following described real estate, situated in SHELBY COUNTY, ALABAMA, to-wit:

Lot 2, according to the Survey of Wildwood Shores, 4th Sector, as recorded in Map Book 16, Page 42, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Ad Valorem Taxes for the year beginning 2017 and subsequent years.
2. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Deed Book 145, Page 165, and as reserved in Real Book 83, Page 284.
3. Right of Way granted to Alabama Power Company by instrument recorded in Deed Book 242, Page 369.
4. Transmission line permit to Alabama Power Company in Deed Book 171, Page 48.
5. Riparian and other rights created by the fact that the subject property fronts on a lake.
6. Right or Way granted to Alabama Power Company by instrument recorded in Real Volume 208, Page 612.

Grantors, hereby acknowledge and understand that this property constitutes no part of the homestead of the grantors.

Grantee, hereby acknowledges and understands that a title search has not been performed.

And we do for ourselves and for our heirs, executors, and administrators covenant with the Grantee, 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 Grantee, their heirs and assigns forever, against the lawful claims of all persons.

Shelby County, AL 12/01/2016
State of Alabama
Deed Tax: \$5.00


20161201000438660 1/3 \$26.00
Shelby Cnty Judge of Probate, AL
12/01/2016 12:28:07 PM FILED/CERT

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this the 29th
day of November, 2016.

OTHA M.E. AVERETTE
OTHA M.E. AVERETTE, GRANTOR

Ruth Wyloodean Averette
RUTH WYLODEAN AVERETTE, GRANTOR

STATE OF ALABAMA

COUNTY OF SHELBY

I, Jayne L. Young, a Notary Public, in
and for said country and said state, hereby certify that OTHA M.E. AVERETTE, A
MARRIED MAN, and RUTH WYLODEAN AVERETTE, A MARRIED WOMAN, whose
names are signed to the foregoing document, and who are known to me, acknowledged before
me on this day that, being informed of the contents of the document, they executed the same
voluntarily on the day the same bears date.

Given under my hand this the 29th day of November,
2016.

Jayne L. Young
NOTARY PUBLIC

My commission expires: 2-13-19

{SEAL}

Jayne L. Young
1536 Hwy 311
Shelby, AL 35143


20161201000438660 2/3 \$26.00
Shelby Cnty Judge of Probate, AL
12/01/2016 12:28:07 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Otha Averette
Mailing Address 2290 Smokey Rd
Arabaster AL 35007

Grantee's Name Larry Averette
Mailing Address 280 Ridge Ln
Shelby AL 35143

Property Address 280 Ridge Ln
Shelby AL 35143

Date of Sale 11/29/16
Total Purchase Price \$ 50,000
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
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other

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 12/1/16

Print LARRY K. AVERETTE

Sign L. Averette

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

Unattested
20161201000438660 3/3 \$26.00
Shelby Cnty Judge of Probate, AL
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