

STATE OF ALABAMA )  
COUNTY OF SHELBY )

WARRANTY DEED

THIS WARRANTY DEED is made this 11 day of November, 2016, by and between Michael S Allen, Sr. (hereinafter referred to as "Grantor"), and Ruby h House, whose address is \_\_\_\_\_ (hereinafter referred to as "Grantee"):

WITNESSETH:

The Grantor, for and in consideration of the sum of \$22,000.00 and other valuable consideration, receipt of which is hereby acknowledged, hereby grants, bargains, sells, remises, releases, and conveys to the Grantee, all that certain land situate in Shelby County, State of Alabama, to-wit:

COM NE COR SE1/4 S550 NW222 TO POB; CONT NW210 SW270.33 SE210 NE270.33 TO P

S: 04 T: 24N R:12E  
ACRES 1.30  
DIM 210 x 270.33

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, to have and to hold in fee simple forever.

The Grantor hereby covenant with said Grantee that the Grantor is lawfully seized of said land in fee simple, has good right and lawful authority to sell and convey said land, hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all encumbrances. That the Grantor has a good right to sell and convey the said premises, that the Grantor and the heirs, executors, administrators of the Grantor shall warrant and defend the said premises to the Grantee and the heirs and assigns of the Grantee forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor has executed this deed and set the seal of the Grantor thereto on this date of the \_\_\_\_\_ day of \_\_\_\_\_, 2016 signed and sealed these presents the day and year first above written.

Michael S Allen  
Grantor

[Signature]  
Witness

Grantor

Witness

STATE OF ALABAMA )  
COUNTY OF SHELBY )

ACKNOWLEDGEMENT

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid, to take acknowledgments, personally appeared Michael S. Allen, Sr., to me known to be the person described in and who executed the foregoing, and acknowledged before me that he/she executed the same for the purposes set out therein.

WITNESS my hand and official seal in the County and State last aforesaid this, 11th day of November, 20 16.

[Signature] Notary Public, State of Ala

My Commission Expires: 8-16-20

20161207000446910 1/2 \$40.00  
Shelby Cnty Judge of Probate, AL  
12/07/2016 12:11:03 PM FILED/CERT

(Seal)

Shelby County, AL 12/07/2016  
State of Alabama  
Deed Tax:\$22.00

# Real Estate Sales Validation Form

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

Grantor's Name Michael S. Allen Sr.  
Mailing Address Montevallo

Grantee's Name Ruby House  
Mailing Address 56 Marigold Rd  
Shelby 35443

Property Address Vacant Land

Date of Sale 11/11/14  
Total Purchase Price \$ 22,000  
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 12/16/14

Print Ruby H. House

Sign Ruby H. House  
(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)



20161207000446910 2/2 \$40.00  
Shelby Cnty Judge of Probate, AL  
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Form RT-1