


Send tax notice to:  
Cassie R. Gipson  
1045 Wyndham Lane  
Helena, AL 35080

PEC 1600605  
This instrument prepared by:  
Stewart & Associates, P.C./S. Kent Stewart  
3595 Grandview Pkwy, #280  
Birmingham, Alabama 35243

STATE OF ALABAMA  
Shelby COUNTY

**WARRANTY DEED**



20170110000008180 1/3 \$22.00  
Shelby Cnty Judge of Probate: AL  
01/10/2017 12:21:34 PM FILED/CERT

**KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of One Hundred Twenty Four Thousand Eight Hundred and 00/100 Dollars (\$124,800.00) in hand paid to the undersigned, Paul N. Fussell and Kelly Fussell f/k/a Kelly R. Ethridge, Husband and Wife, (hereinafter referred to as "Grantors"), by Cassie R. Gipson (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 80, according to the Survey of Wyndham Wilkerson Sector, as recorded in Map Book 22, page 143, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:  
ADVALOREM TAXES DUE OCTOBER 01, 2017 AND THEREAFTER.  
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS  
OF RECORD.

\$122,539.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A  
MORTGAGE LOAN.

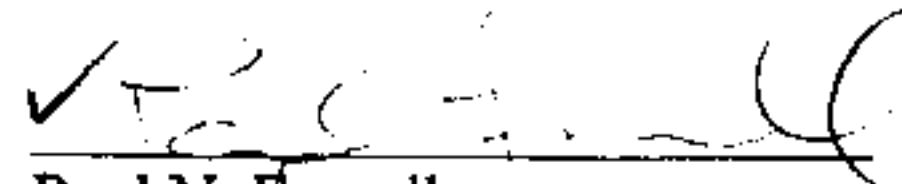
\$3,744.00 of the consideration was paid from the proceeds of a 2nd mortgage loan.

Kelly Fussell is one and the same person as Kelly R. Ethridge, Grantee in that certain deed recorded in Instrument No 20061128000576330.

TO HAVE AND TO HOLD to Grantee, her heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantee, her heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that it is free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators and assigns shall warrant and defend the same to the said Grantee, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantors have set their signature and seal on this the 5th day of January, 2017.

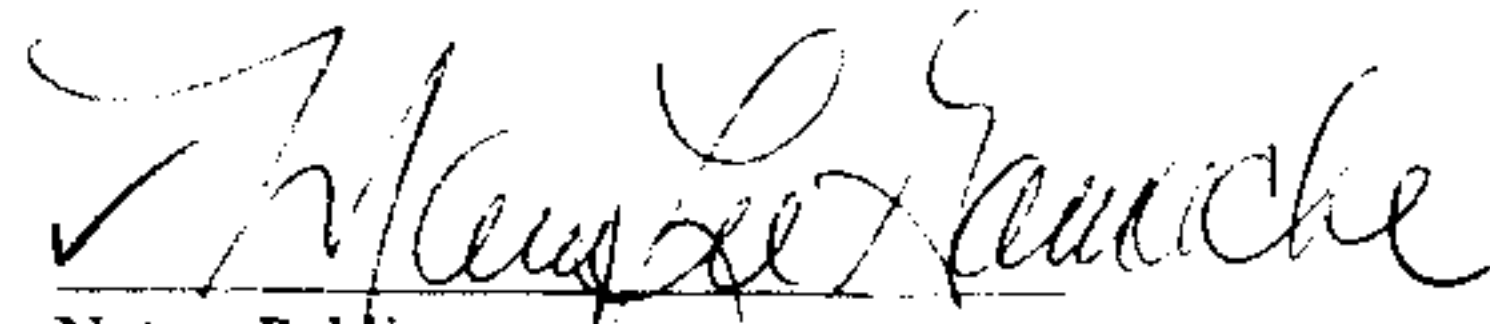
  
Paul N. Fussell

  
Kelly Fussell f/k/a Kelly R. Ethridge

STATE OF MAINE  
COUNTY OF CUMBERLAND

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Paul N. Fussell and Kelly Fussell f/k/a Kelly R. Ethridge, Husband and Wife, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.


Given under my hand and official seal this the 5<sup>th</sup> day of January, 2017.

  
Notary Public

Print Name:

Commission Expires:

MARY LEE GAMACHE  
NOTARY PUBLIC  
State of Maine  
My Commission Expires  
August 26, 2023

  
20170110000008180 2/3 \$22.00  
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 Dawn Fussell  
Mailing Address Kelly Fussell  
92 Foxcroft Dr  
Scarsborough, NC 27580

Grantee's Name Cassie D. Grasm  
Mailing Address 1045 Wyndam Ln  
Helena, AL 35700

Property Address 1045 Wyndam Ln  
Helena, AL 35700

Date of Sale 1/5/17  
Total Purchase Price \$ 124,800.00

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 1/5/17

Print Kenneth B St John

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20170110000008180 3/3 \$22.00  
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