


Send tax notice to:
Taylor Marie Hudson
205 Fallison Road
Helena, AL 35080

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


20170117000020840 1/3 \$148.00
Shelby Cnty Judge of Probate, AL
01/17/2017 02:42:21 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Twenty Seven Thousand and 00/100 Dollars (\$127,000.00) in hand paid to the undersigned, Rita E. Bonnell, an unmarried woman, Linda E. Hicks, an unmarried woman and Lanis E. Taylor, a married woman (hereinafter referred to as "Grantors"), by Taylor Marie Hudson (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:

A part of the Northeast 1/4 of Northeast 1/4 of Section 21, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows: Commence at the Southeast corner of said Northeast 1/4 of the Northeast 1/4 and run North along the East line of said forty 414.07 feet to the North right of way of County Highway (said point also being North line of dirt road, which joins said County Highway) thence turn an angle of 126 degrees 45 minutes to the left and run 45.4 feet along North right of way line of said County Road to the Southerly line of said dirt road for point of beginning of lot herein described; from said point of beginning continue in the same direction along the North right of way line of said County Road 193.7 feet; thence turn an angle of 80 degrees 05 minutes to the right and run 180.2 feet; thence turn an angle of 90 degrees to the right and run 60.08 feet to the South right of way line of a dirt road; thence turn an angle of 58 degrees 29 minutes 30 seconds to the right and run along South right of way line of said dirt road 250.46 feet to the point of beginning.

SUBJECT TO:

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

The property being conveyed herein does not constitute the homestead of Lanis E. Taylor nor the homestead of her spouse.

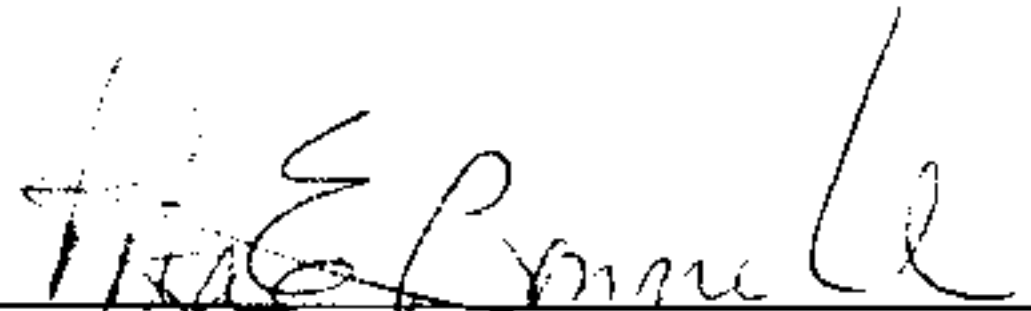
TO HAVE AND TO HOLD to Grantee, her heirs, executors, administrators and assigns forever.

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

Shelby County, AL 01/17/2017
State of Alabama
Deed Tax: \$127.00

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 12th day of January, 2017.


Rita E. Bonnell

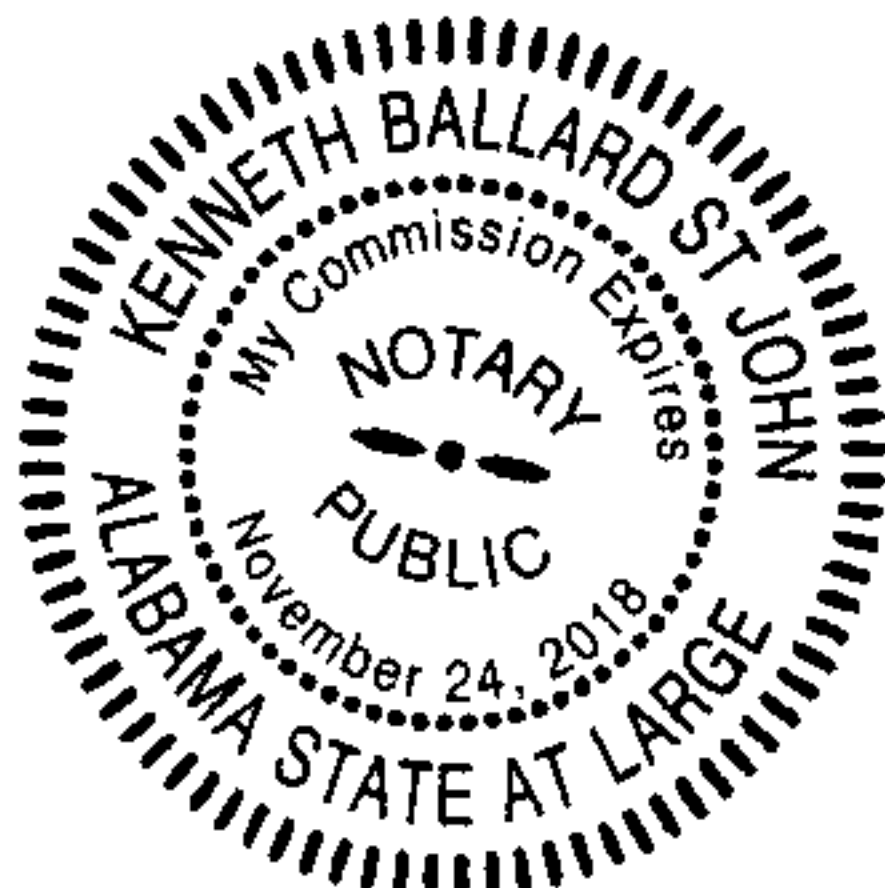

Linda E. Hicks



Lanis E. Taylor


STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Rita E. Bonnell, an unmarried woman, Linda E. Hicks, an unmarried woman and Lanis E. Taylor, a married woman, 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 12th day of January, 2017.




Notary Public
Print Name: Kenneth Ballard St. John
Commission Expires: 11/24/2018


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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 Rita F Bonnell
Mailing Address Linda E Hicks
Lanise E Taylor

Grantee's Name Taylor Marie Hudson
Mailing Address 263 Fallisom Rd
Helena AL 35050

Property Address 263 Fallisom Rd
Helena AL 35050

Date of Sale 1/12/17
Total Purchase Price \$ 127,000

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 1/12/17

Print Kenneth B St John

Unattested _____

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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