

SEND TAX NOTICE TO:

**Alisha M. Bobo
205 Tocoa Drive
Helena, AL 35080**

This instrument prepared by:

Frank Steele Jones
Frank Jones & Associates, LLC
500 Southland Drive, Suite 230
Hoover, AL 35226

WARRANTY DEED

State of Alabama

)

)

KNOW ALL MEN BY THESE PRESENTS:

Shelby County

)

That in consideration of **One Hundred Thirty-Four Thousand Dollars and Zero cents (\$134,000.00)**, and other good and valuable considerations to the undersigned Grantors, in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, **Cheri R. Sanders, an unmarried woman**, (hereinafter referred to as the "Grantors" whether one or more), grants, bargains, sells and conveys unto **Alisha M. Bobo** (hereinafter referred to as the "Grantees" whether one or more), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

Lot 5, according to the Survey of Tocoa Parc, Phase 1, as recorded in Map Book 23, page 124 in the Office of the Judge of Probate for Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to ad valorem taxes for the years 2017, and subsequent years, easements, restrictions, covenants, rights of way, and limitations of record. Mineral and mining rights excepted.

\$129,980.00 of the above mentioned purchase price was paid for from mortgage loan(s) closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantee, as fee simple owner, her heirs and assigns forever.

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

IN WITNESS WHEREOF, I have hereunto set my hands and seals, this the **23rd** day of **January, 2017**.

 (SEAL)
Cheri R. Sanders



20170201000039110 1/3 \$155.00
Shelby Cnty Judge of Probate, AL
02/01/2017 12:06:01 PM FILED/CERT

Shelby County, AL 02/01/2017
State of Alabama
Deed Tax: \$134.00

State of Alabama

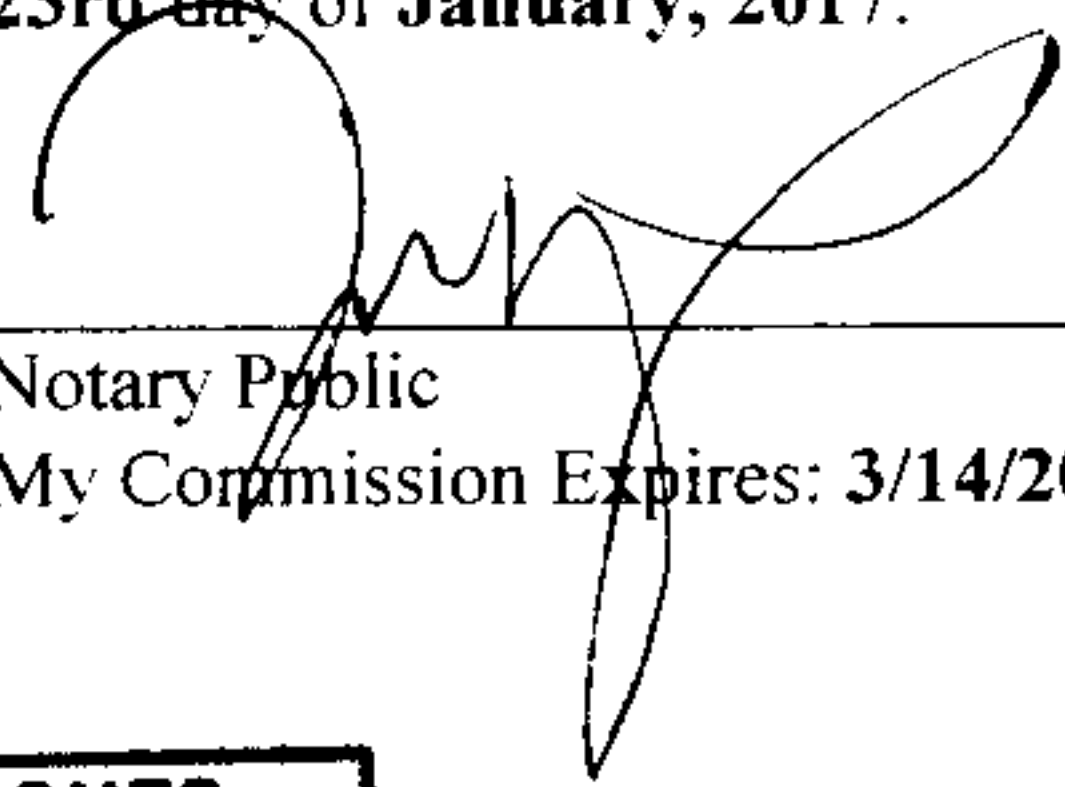
Shelby County

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General Acknowledgment

I, **Frank Steele Jones**, a Notary Public in and for said County, in said State, hereby certify that **Cheri R. Sanders** whose names 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, she executed the same voluntarily for and as her own act on the day the same bears date.

Given under my hand and official seal this the **23rd** day of **January, 2017**.

(SEAL)



Notary Public

My Commission Expires: **3/14/2019**

FILE NO: 2016281

FRANK STEELE JONES
Notary Public, Alabama State At Large
My Commission Expires March 14, 2019


20170201000039110 2/3 \$155.00
Shelby Cnty Judge of Probate, AL
02/01/2017 12:06:01 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 Cheri R. Sanders
Mailing Address 500 Southland Dr
Hoover, AL 35226

Grantee's Name Alisha M. Bobo
Mailing Address 205 Tocoa Circle
Helena, AL 35080

Property Address 205 Tocoa Circle
Helena, AL 35080

Date of Sale 1/23/14
Total Purchase Price \$ 134,000.00

or
Actual Value \$ _____

or
Assessor's Market Value \$ _____



20170201000039110 3/3 \$155.00
Shelby Cnty Judge of Probate, AL
02/01/2017 12:06:01 PM FILED/CERT

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 1/23/14

Print ~~Frank Steele Jones~~ Suzanna Brooke Deaton

Unattested

Sign Suzanna Brooke Deaton
(Grantor/Grantee/Owner/Agent) circle one

(verified by)

Print Form

Form RT-1