

STATE OF ALABAMA

SHELBY COUNTY



20170223000063950 1/2 \$26.50
Shelby Cnty Judge of Probate, AL
02/23/2017 12:02:29 PM FILED/CERT

CONVEYANCE OF REAL PROPERTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of \$1.00 (one dollar) which has been received, Bennie G. Rhodes, Jr. (hereinafter called Grantor), hereby remises, releases, quit claims, grants, sells, and conveys to my sister, Billie Ann Ward (hereinafter called Grantee), all right, title, interest, and claim in or to the following described real estate which was bequeathed to Grantor and Grantee by Florence B. Rhodes, and situated in the town of Wilton in Shelby County, AL, to wit:

PARCEL NUMBER: 36 2 09 2 002 014.000

MAP NUMBER: 36 2 09 2 000

METES AND BOUNDS: COM AT N INT OF HWY 25 & W LN of NW¼ of SEC9 TH N ELY ALG R/W 310' TO POB WLY 231' NWLY 70.6' SELY 91.7' NLY 10' S ELY 144' TO N R/W OF HWY 25 S ALG R/W 84' TO POB

TO HAVE AND TO HOLD to said GRANTEE forever:

Legal Signature: Bennie G. Rhodes Jr. (Grantor)

Witness: Kimberly N. Weatherford

STATE OF ALABAMA

COUNTY OF MONROE

I, the undersigned, a Notary Public in and for said county, acknowledge before me on this day, that being informed of the contents of the conveyance, Bennie G. Rhodes, Jr. executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17th day of February, 2017.

Expires 5/18/19

Notary Public

This instrument was prepared by:

Robert W. Strickland

3209 Altaloma Dr., Vestavia, AL 35216

Shelby County, AL 02/23/2017
State of Alabama
Deed Tax: \$8.50

Real Estate Sales Validation Form

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

Grantor's Name Bennie G. Rhodes
Mailing Address 79 College Street
Urbah, AL 36480

Grantee's Name Billie Ann Ward
Mailing Address P.O. Box 81
Wilton, AL 35187

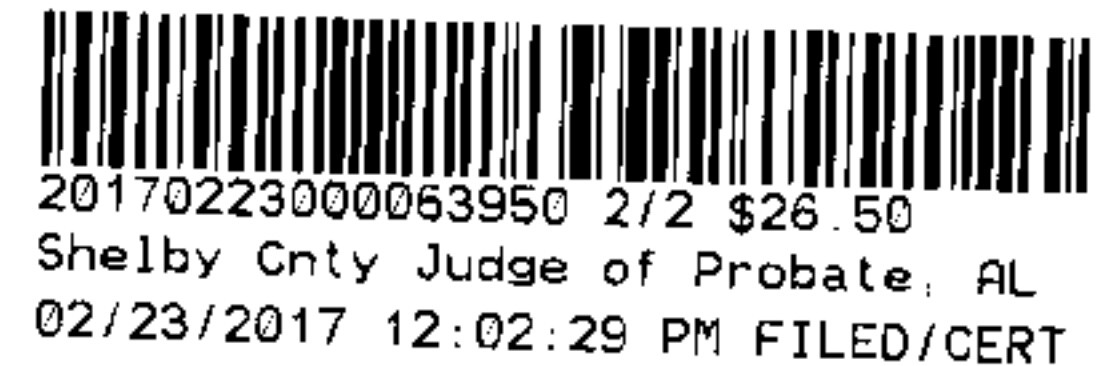
Property Address N/A

Date of Sale Feb. 17, 2017
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 8,380.00

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 2/23/17

Print Billie Ann Ward

☐ Unattested

(verified by)

Sign Billie Ann Ward
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1