

WARRANTY DEED

20170301000071040 1/3 \$22.00
Shelby Cnty Judge of Probate, AL
03/01/2017 01:35:00 PM FILED/CERT

STATE OF ALABAMA } *Send Tax Notice to:*
 } Tracy Taylor
COUNTY OF SHELBY } 1539 Highway 201, Calera AL 35040

KNOW ALL MEN BY THESE PRESENTS; That for and in consideration of \$1,000 (One Thousand and 00/100 dollars) and other good and valuable consideration to the undersigned **GRANTOR** in hand paid by the **GRANTEES** herein, the receipt of which whereof is acknowledged, We,

ROBERT SLAUGHTER a single man;

(hereinafter referred to as **GRANTOR**), does hereby grant, bargain, sell and convey unto

TRACY TAYLOR a single man;

(hereinafter referred to as **GRANTEE**) the following described real estate situated in Shelby County, Alabama, which includes a 1993 Horton single wide mobile home model 1001 VIN H200131G to wit:

Commence at the SE corner of Section 8 Township 24 N, Range 13 East, Shelby County, Alabama; thence West along the South line of said Section a distance of 929.23 feet; thence turn an angle of 99 degrees 20 minutes 58 seconds right and run a distance of 50.57 feet to the point of beginning and an existing iron on the North cap right of way line of County Road #201; thence turn an angle of 79 degrees 43 minutes 24 seconds right and run East along the North right of way line of said road a distance of 102.03 feet; thence turn an angle of 74 degrees 21 minutes 40 seconds left and run a distance of 221.59 feet; thence turn an angle of 94 degrees 26 minutes 00 seconds left and run a distance of 121.12 feet; thence turn an angle of 90 degrees 55 minutes 44 seconds left and run a distance of 240.79 feet to the point of beginning; being situated in Shelby County, Alabama

THIS DEED PREPARED WITHOUT BENEFIT OF A TITLE SEARCH AND SURVEY

***NOTE:** The drafter of this document acted as a scrivener only and no representation is made as to the chain of title or to the description contained herein. The description of said property is the same as was provided to drafter by **GRANTEES** and is intended to be consistent with the property description contained in the WARRANTY DEED for the same parcel recorded on RECORDED in the Shelby County Probate office on July 1, 2010.*

TO HAVE AND TO HOLD, to said GRANTEE, their heirs and assigns forever.

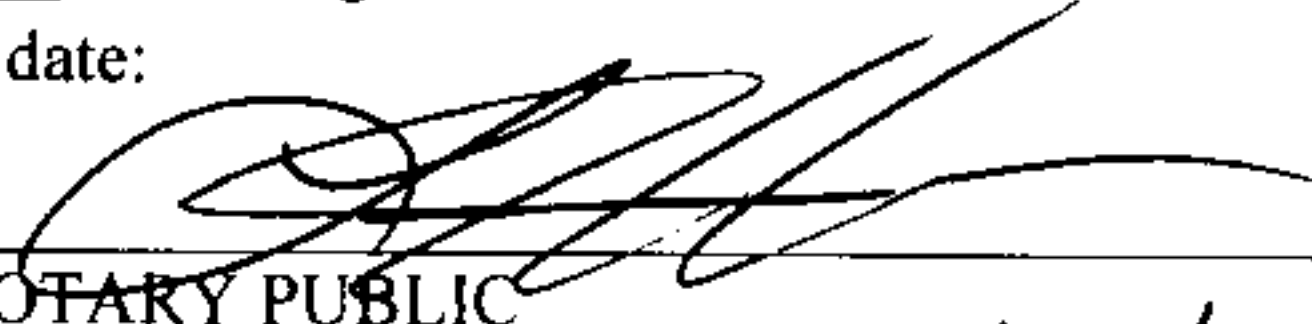
IN WITNESS WHEREOF, I, **ROBERT SLAUGHTER** have hereunto set my hand and seal as GRANTOR. In so doing, I further aver and confirm that I have all rights and authorization necessary to complete this transaction and transfer and do so voluntarily, fully, and without reservation to the aforementioned GRANTEE.

Robert Slaughter
ROBERT SLAUGHTER (GRANTOR)

3-1-17
Date

STATE OF ALABAMA }
COUNTY OF SHELBY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **ROBERT SLAUGHTER**, whose name is signed to the foregoing, and who is known to me, acknowledged before me on this day the 1st day of March, 20 17 that being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date:



NOTARY PUBLIC

My Commission Expires: 12 / 5 / 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 Robert Slaughter
Mailing Address 396 Hwy 301
Calera 35040

Grantee's Name Tracy Taylor
Mailing Address 1539 Hwy 201
Calera AL 35040

Property Address 1539 Hwy 201
Calera, AL 35040

Date of Sale 3/1/17
Total Purchase Price \$ 6,000.

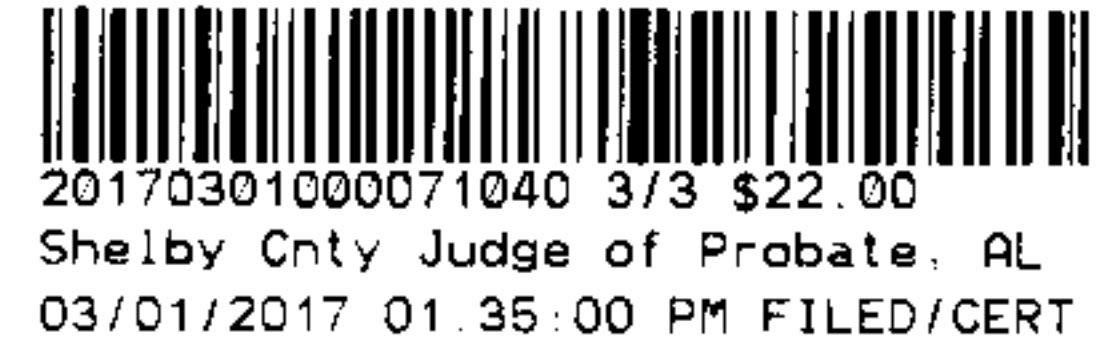
or
Actual Value \$

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 3/1/17

Unattested

(verified by)

Print TRACY C TAYLOR

Sign Tracy C Taylor
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1