

20170526000184330 1/3 \$70.00  
Shelby Cnty Judge of Probate, AL  
05/26/2017 10:30:42 AM FILED/CERT

## WARRANTY DEED

STATE OF ALABAMA } *Send Tax Notice to:*  
COUNTY OF SHELBY } Curtis Sherman and Deidra Bell-Sherman  
9755 County Road 51, Jemison AL 35085

**KNOW ALL MEN BY THESE PRESENTS;** That for and in consideration of \$10,000 (Ten Thousand and 00/100 dollars), together with other good and valuable consideration to the undersigned **GRANTOR** in hand paid by the **GRANTEES** herein, the receipt of which whereof is acknowledged, I,

**Curtis Sherman, a married man;**

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

**Curtis Sherman and Deidra Bell-Sherman a married couple;**

(hereinafter referred to as **GRANTEES**) the following described real estate situated in Shelby County, Alabama, to wit:

Start on the Western line of 13<sup>th</sup> Street (formerly Orchard Street) and 100 feet South of the center line of the main track of the Southern Railroad (formerly the E.T.V. & G. Railroad), the Western line of 13<sup>th</sup> Street (formerly Orchard Street) being 314 feet West and parallel with the Western line of 12<sup>th</sup> Street (formerly Montgomery Avenue) now U.S. Highway No. 31; thence in a Westerly direction and parallel to said Southern Railroad 175 feet to the point of beginning; thence continue in a Westerly direction and parallel to said Southern Railroad a distance of 196 feet, more or less, to the Easterly line of 14<sup>th</sup> Street; thence 90 degrees to the right in a Northerly direction along the Eastern line of 14<sup>th</sup> Street 50 feet to the Southern right of way line of the Southern Railroad; thence 90 degrees to the right in an Easterly direction along the Southern right of way line of the Southern Railroad a distance of 196 feet, more or less, to a point; thence 90 degrees to the right in a Southerly direction a distance of 50 feet to the point of beginning. Said land also being known as Lots 390 and 392, according to Dare's Map of Calera, Alabama.

Subject to taxes for 2017 and subsequent years, easements, restrictions, rights of way, and permits of record.

which currently has the address of 514 5<sup>th</sup> Avenue, Calera AL 35040:

Shelby County, AL 05/26/2017  
State of Alabama  
Deed Tax: \$49.00

This instrument prepared by:  
Darrin R. Marlow, attorney  
Marlow and Salyer, LLC.  
1111, 17<sup>th</sup>, Ave, Calera, AL 35040

THIS INSTRUMENT PREPARED WITHOUT A SURVEY OR TITLE SEARCH

**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 **GRANTEE** 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 7<sup>th</sup> day of July, 2000.


TO HAVE AND TO HOLD, to said GRANTEES, as Joint Tenants with Right of Survivorship their heirs and assigns forever.

IN WITNESS WHEREOF, I, **Curtis Sherman**, a married man, 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 **GRANTEES**.

Curtis Sherman  
Curtis Sherman (GRANTOR)

5-25-17  
Date

STATE OF ALABAMA       }  
COUNTY OF SHELBY       }

  
20170526000184330 2/3 \$70.00  
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I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Curtis Sherman**, whose name is signed to the foregoing, and who is known to me, acknowledged before me on this day the 25 day of May, 2017 that being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date:

[Signature]  
NOTARY PUBLIC

My Commission Expires: 12-15-18

# Real Estate Sales Validation Form

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

Grantor's Name Curtis Sherman  
Mailing Address 9755 CRSI  
Semison, AL 35085

Grantee's Name Deida Bell-Sherman  
Mailing Address 9755 CRSI  
Semison, AL 35085

Property Address 1344 17th Ave  
Calera, AL 35040

Date of Sale 7-7-2000  
Total Purchase Price \$ \_\_\_\_\_


or  
Actual Value \$ \_\_\_\_\_

or  
Assessor's Market Value \$ 97,210 <sup>48.605</sup> 1 1/2 Interest

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

  
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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 5-26-17

Print

Deida Bell-Sherman

X Unattested

Karen Melsen Sign  
(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1