



20170609000202440 1/3 \$268.00
Shelby Cnty Judge of Probate, AL
06/09/2017 07:33:39 AM FILED/CERT

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 160
Birmingham, AL 35223

Send Tax Notice To:
Allison J. Norris
938 Chestnut Oak Circle
Hoover, AL 35244

STATE OF ALABAMA)

GENERAL WARRANTY DEED

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration, this day in hand paid to the undersigned **TRAMMELL L. NORRIS and wife, DONNA G. NORRIS**, (hereinafter referred to as GRANTORS), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey their nine/tenths (9/10) undivided interest unto the GRANTEE, **ALLISON J. NORRIS**, (hereinafter referred to as GRANTEE), her heirs and assigns in fee simple, the following described real property, lying and being in the County of **Shelby**, State of Alabama, to-wit:

Lot 62-A, according to the Resurvey of Lots 57-64, The Fairways at Riverchase, as recorded in Map Book 19, Page 43, in the Probate Office of Shelby County, Alabama.

Subject To:

Ad valorem taxes for 2017 and subsequent years not yet due and payable until October 1, 2017.

Existing covenants and restrictions, easements, building lines and limitations of record.

The Grantors herein having previously conveyed to the Grantee herein a one-tenth (1/10) undivided interest in the above described property by deed recorded in Instrument No. 20061227000626880, in the Probate Office of Shelby County, Alabama. It being the intention of the Grantors herein to convey all their remaining interest in the above described property and the Grantee to be the holder of title to the entire fee interest in the above described property.

The preparer of this instrument makes no representation as to the status of the title to the property conveyed herein or to the accuracy of the legal description of the property conveyed herein. No title search requested and none performed.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, her heirs and assigns, in fee simple, forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs, successors, executors and administrators, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

Shelby County, AL 06/09/2017
State of Alabama
Deed Tax: \$247.00

IN WITNESS WHEREOF, said GRANTOR has hereunto set their hands and seals this the 2nd day of May, 2017.


Trammell L. Norris


Donna G. Norris

STATE OF ALABAMA)


COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Trammell L. Norris and wife, Donna G. Norris, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, they executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 2nd day of May, 2017.


NOTARY PUBLIC
My Commission Expires: 06/02/2019




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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 Trammell L. Norris and Donna G. Norris

Grantee's Name Allison J. Norris

Mailing Address 2008 Old Montgomery Highway
Birmingham, AL 35244

Mailing Address 938 Chestnut Oak Circle
Hoover, AL 35244

Property Address 938 Chestnut Oak Circle
Hoover, AL 35244

Date of Sale May 2, 2017

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 246,900.00

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/ Assessor's Appraised Value

☐ 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

Print Trammell L. Norris and Donna G. Norris

Unattested

(verified by)

Sign Trammell L. Norris Donna G. Norris
(Grantor/Grantee/Owner/Agent) circle one

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