


SEND TAX NOTICE TO:  
Charles M. and Jane R. Foster, Jr.  
750 Hidden Ridge  
Chelsea, AL 35043

This instrument was prepared by  
A. Eric Johnston, Esquire  
1200 Corporate Drive, Suite 107  
Birmingham, Alabama 35242

  
20170609000203060 1/2 \$341.00  
Shelby Cnty Judge of Probate, AL  
06/09/2017 08:43:07 AM FILED/CERT

**WARRANTY DEED**

STATE OF ALABAMA     )  
SHELBY COUNTY        )     **KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of \$1.00 and other good and valuable consideration to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, we, **Charles M. Foster, Jr. and wife, Jane R. Foster** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Charles M. Foster, Jr. and Jane R. Foster, as Trustees, or any successor Trustee, of the Charles M. and Jane R. Foster, Jr. Family Trust** (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to wit:

Lot 14, according to the survey of HIDDEN RIDGE ESTATES, 1<sup>st</sup> Sector, as recorded in Map Book 33, Page 65, in the Probate Office of Shelby County, Alabama.

Subject only to: unpaid taxes, easements, rights of way, mineral or mining rights, and other proper encumbrances of record.

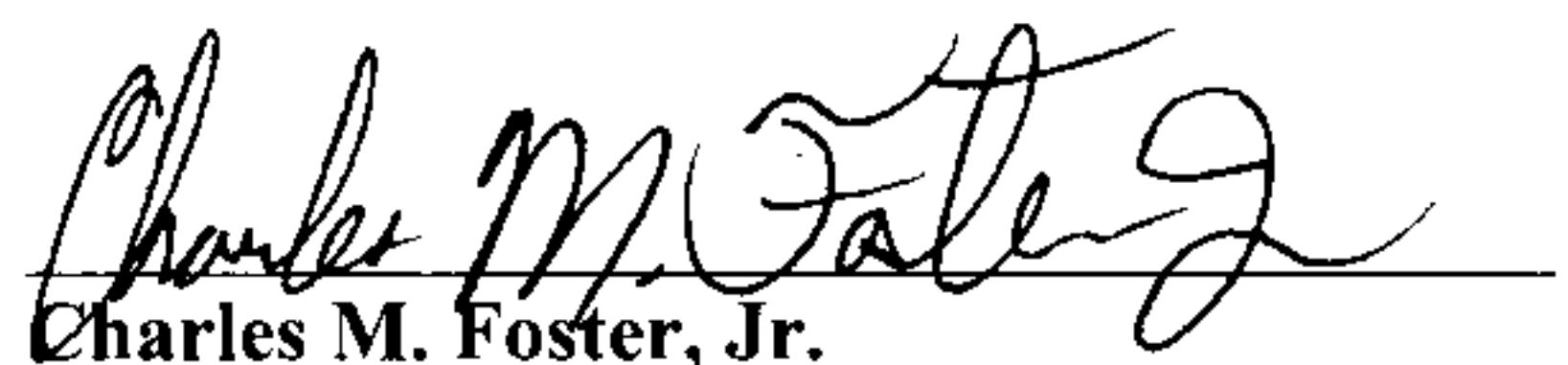
This is the homestead of the Grantor.

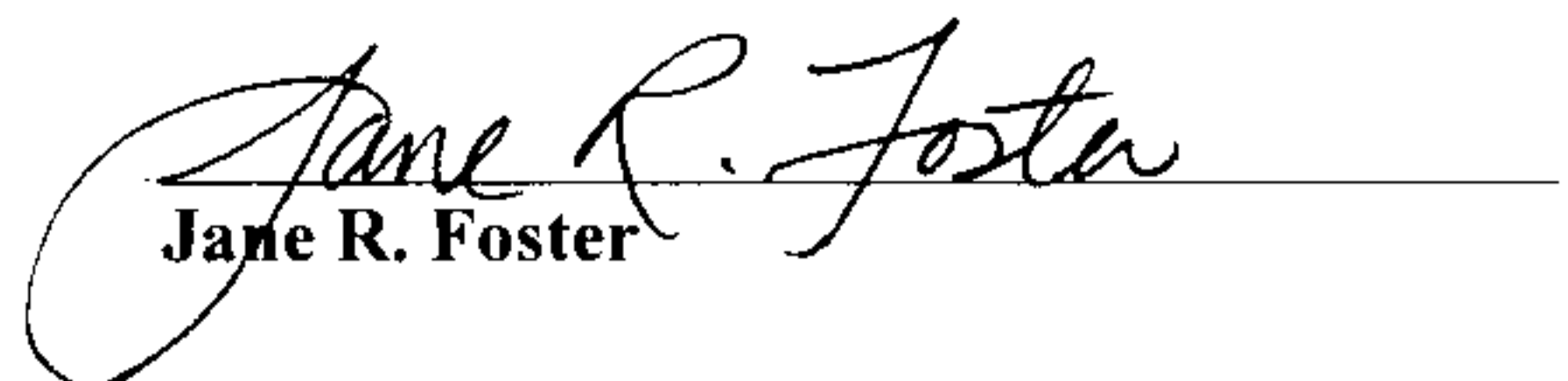
TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 6<sup>th</sup> day of June, 2017.

Shelby County, AL 06/09/2017  
State of Alabama  
Deed Tax: \$323.00

  
Charles M. Foster, Jr.


  
Jane R. Foster

STATE OF ALABAMA     )  
SHELBY COUNTY        )

**General Acknowledgment**

I, A. Eric Johnston, a Notary Public in and for said County, in said State, hereby certify that Charles M. Foster, Jr. and Jane R. Foster, 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 conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6<sup>th</sup> day of June, 2017.

  
Notary Public  
My Commission Expires: 10-26-2019

# Real Estate Sales Validation Form

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

Grantor's Name Charles M. Foster, Jr. and wife,  
Jane R. Foster  
Mailing Address 750 Hidden Ridge  
Chelsea, Alabama 35043

Grantee's Name Charles M. Foster, Jr. and Jane R.  
Foster, as Trustees of the Charles M.  
Mailing Address and Jane R. Foster, Jr. Family Trust  
750 Hidden Ridge  
Chelsea, Alabama 35043

Property Address 750 Hidden Ridge  
Chelsea, Alabama 35043

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ 323,000

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 ☐ Appraisal  
☐ Sales Contract ☒ Other Tax Assessor's Notice  
☐ Closing Statement

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 in property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest in property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest in 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).

Dated 6-6-17

Print A. Eric Johnston

Sign \_\_\_\_\_

Unattested \_\_\_\_\_

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1



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