

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTOR.

This Instrument was prepared by:

Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:

Nancy Marie Douglas
289 Osprey Dr
Pell City, AL 35128

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration **THIRTEEN THOUSAND ONE HUNDRED AND NO/100 DOLLARS (\$13,100.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Una Faye Douglas, a single woman (herein referred to as *Grantor*)** grant, bargain, sell and convey unto **Nancy Marie Douglas, (herein referred to as *Grantees*)**, the following described real estate, situated in: **SHELBY** County, Alabama, to-wit:

Lot 1, according to the survey of Una Faye Douglas Family Subdivision, as recorded in Map Book 42, Page 11, Probate Office, Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2017.
2. Easements, restrictions, rights of way, and permits of record.

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

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that I (we) have a good right to sell and convey the same as aforesaid, that I (we) will, and my (our) heirs, executors and administrators shall, warrant and defend the same to the said Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

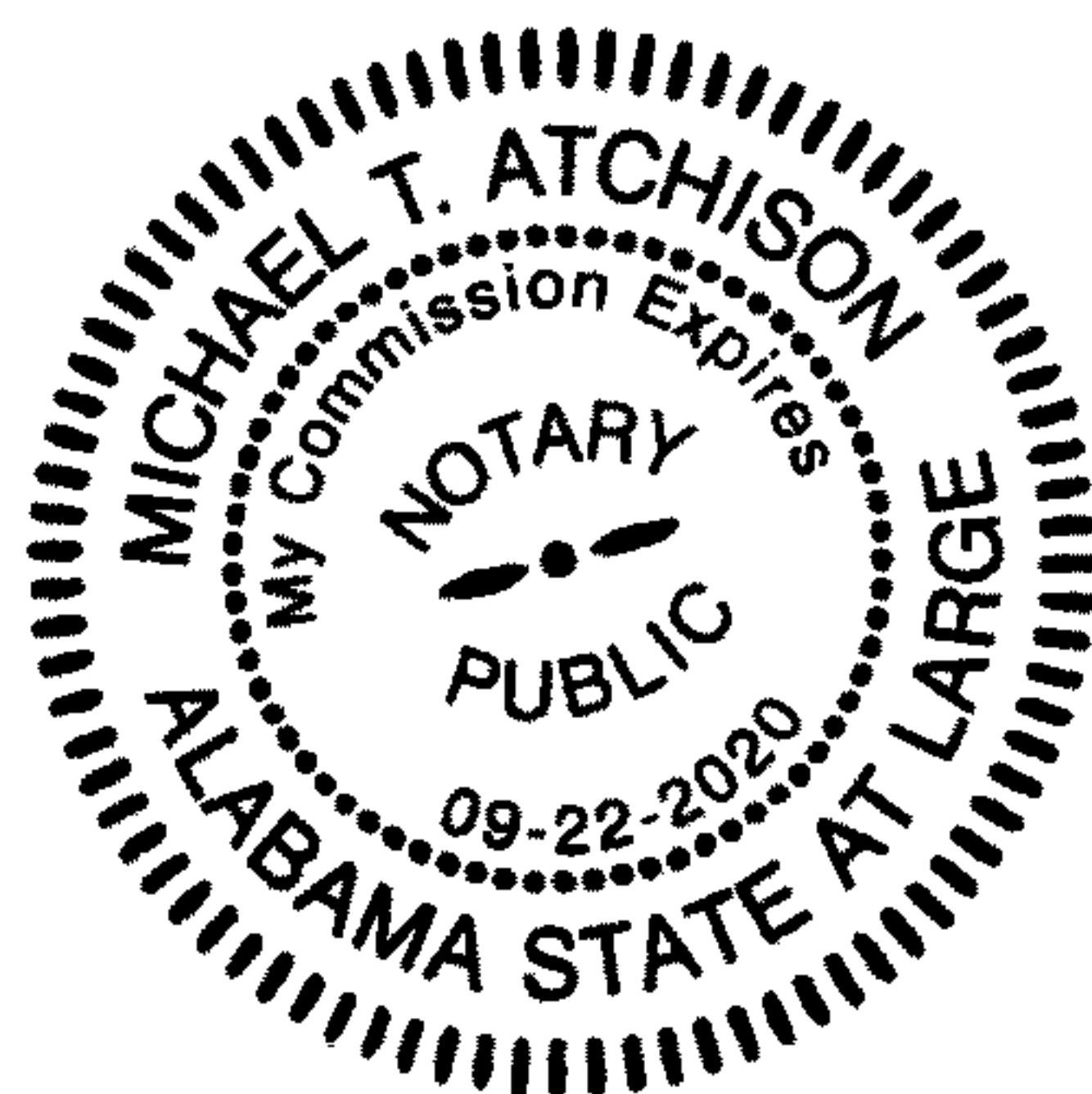
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 29th day of June, 2017.

Una Faye Douglas
Una Faye Douglas

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **Una Faye Douglas**, whose is 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, has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of June, 2017.



Michael T. Atchison
Notary Public
My Commission Expires:

Shelby County, AL 07/05/2017
State of Alabama
Deed Tax: \$13.50

20170705000238230 1/2 \$31.50
Shelby Cnty Judge of Probate, AL
07/05/2017 03:51:27 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Una Faye Douglas
Mailing Address 277 Hwy 57
Vincent AL 35178

Grantee's Name Nancy Marie Douglas
Mailing Address 289 Asprey Dr
Pell City AL 35128

Property Address Acres Sec 34-18-2E

Date of Sale 6-29-17

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 13,100.00



20170705000238230 2/2 \$31.50
Shelby Cnty Judge of Probate, AL
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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 tax value

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).

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 Una Faye Douglas

☐ Unattested

Sign

Una Faye Douglas

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1