

Prepared without benefit of Current Survey or Title Work

This instrument prepared by:

William T. Harrison, Sr.
Attorney at Law
106 S. Main Street
Post Office Box 902
Columbiana, Alabama 35051

SEND TAX NOTICE TO:

Dewey Carden, III
65 Fernbrook Lane
Shelby, Alabama 35143

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **ONE & 00/100 (\$1.00)** Dollars and other good and valuable consideration, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, **Aaron N. Carden**, does hereby grant, bargain, sell and convey unto **Dewey Carden, III**, the following described real estate situated in Shelby County, Alabama, to wit:

Lots 1, 2, 3, 4, 5 and 6 of Block 91,
according to Safford's Map of Town of Shelby,
Alabama, prepared in the year 1890 and recorded in the
Probate Office of Shelby County, Alabama.

There is excepted here from rights of way or easements
now existing, if any.

TO HAVE AND TO HOLD to the said **Dewey Carden, III** and his heirs and assigns forever.

IN WITNESS WHEREOF, I have hereunder set my hand and seal, this 5TH day of July, 2017.


Aaron N. Carden,
Grantor


Shelby County, AL 07/07/2017
State of Alabama
Deed Tax: \$7.00

**STATE OF ALABAMA,
SHELBY COUNTY,**


ACKNOWLEDGMENT

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Aaron N. Carden**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of this deed, he has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day of July, 2017.



Notary Public
My Commission Expires: 9/29/2020


20170707000243180 2/3 \$28.00
Shelby Cnty Judge of Probate, AL
07/07/2017 03:08:00 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 Aaron Carden
Mailing Address 90 Dewey Carden
65 Fernbrook Ln
Shelby AL 35143

Grantee's Name Dewey Carden
Mailing Address 65 Fernbrook Ln
Shelby AL 35143

Property Address 210
200 Huntwood Rd
Shelby AL 35143

Date of Sale 7/5/17
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 6,770

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 7/5/17

Print Dewey Carden #

Sign Dewey Carden #

(Grantor/Grantee/Owner/Agent) circle one

Unattested

fied by)

20170707000243180 3/3 \$28.00
Shelby Cnty Judge of Probate, AL
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Form RT-1