Parcel I.D. #:

Send Tax Notice To: Sandra Diane Alverson
2425 Shady Lane Drive
Calera, AL 35040

Shelby County, AL 07/11/2017
State of Alabama
Deed Tax:$15.00

WARRANTY DEED

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

20170711000246960 1/3 $36.00
Shelby Cnty Judge of Probate, AL
07/11/2017 10:51:39 AM FILED/CERT

Know all men by these presents, that in consideration of the sum of Thirty-Five Thousand Eight Hundred Dollars and 00/100 ($35,800.00), the receipt of sufficiency of which are hereby acknowledged, that **Vivian Stricklin, a divorced woman,** hereinafter known as GRANTOR, does hereby bargain, grant, sell and convey the following described real property being situated in Shelby County, Alabama, to **Sandra Diane Alverson, a married woman,** hereinafter known as the GRANTEE;

Lot 6 in Block "C" in the Farris Subdivision, First Addition, as recorded in Map Book 4, Page 20 in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to any and all easements, rights of way and restrictions of record.

The legal description was provided by the GRANTOR and was taken from that certain mortgage recorded in Book 351, Page 814, in the Shelby County, Alabama, Probate Judge's Office. This deed was prepared without the benefit of a title search or survey.

THE ABOVE DESCRIBED PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR HEREIN.

TO HAVE AND TO HOLD to the said GRANTEE together with every contingent remainder and right of reversion.

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 he 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 person.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, on this the 11 Day of July, 2017.

Vivian Stricklin

Vivian Stricklin
GRANTOR

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

I, the undersigned, a Notary Pubic in and for said State, do hereby certify that *Vivian Stricklin*, whose name is signed to the foregoing conveyance, and who is personally known to me, acknowledged before me and my official seal of office, that she did execute the same voluntarily on the day the same bears date.

Given under my hand and official seal of office on this the 11 Day of July, 2017.

NOTARY PUBLIC
My Commission Expires: 18 March, 2020

This Instrument Prepared By:

Clint C. Thomas, P.C.
Attorney at Law
P.O. Box 1422
Calera, AL 35040

Closing did not occur in the office of the preparer.

20170711000246960 2/3 $36.00
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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 Vivian Stricklin
Mailing Address 2607 Hwy. 20
Calera, AL 35040

Grantee's Name Sandra Alverson
Mailing Address 2425 Shady Lk. Dr.
Calera, AL 35040

Property Address 2210 20th St.
Calera, AL 35040

Date of Sale 7/11/17
Total Purchase Price $
or
Actual Value $
or
Assessor's Market Value $ ~~35,860.~~ $15,000.
Lot only

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
X 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).

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 7/11/17

Print Vivian Stricklin

Sign Stricklin

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

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