

**Send tax notice to:**  
**Nina J. McCord and Kenneth McCord**  
**7080 HWY 39**  
**Chelsea, AL 35043**  
**(Grantees' Mailing Address and**  
**Property Address)**


STATE OF ALABAMA )  
SHELBY COUNTY )

That in consideration of Ten Dollars and other good and valuable consideration (**\$10.00**), in hand paid to the undersigned Grantor(s) by the Grantee(s) herein, the receipt and sufficiency of which are hereby acknowledged, we, **Nina J. McCord and spouse, Kenneth McCord, Joseph McCord, a single man, and Britney M. Brasher, a married woman**, (hereinafter referred to as “Grantors”) do by these presents grant, bargain, sell, and convey unto **Nina J. McCord and Kenneth McCord**, (hereinafter referred to as “Grantees”), the following described real estate situated in **Shelby County, Alabama**, to-wit:

Britney M. Brasher is one and the same as Britney McCord as set out in that certain deed recorded as Inst. #1998-28265, in the Probate Office of Shelby County, Alabama.


SUBJECT TO: Taxes for the current year and all subsequent years, all covenants, restrictions, conditions, encumbrances, easements, rights of way, set back lines, liens, and other rights, if any, of record and not of record.

Grantors do, for themselves, their heirs, successors, executors, administrators, personal representatives and assigns, covenant with Grantees, their heirs and assigns, that Grantors are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that Grantors have good right to sell and convey the same as aforesaid; and that Grantors will and their heirs, successors, executors, administrators, personal representatives and assigns shall warrant and defend the same to Grantees, their heirs and assigns forever, against the lawful claims of all persons.

 (Seal)  
Nina J. McCord

 (Seal)  
Kenneth McCord

\_\_\_\_\_  
Joseph McCord (Seal)

  
\_\_\_\_\_  
**Britney M. Brasher** (Seal)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that, **Nina J. McCord, Kenneth McCord, Joseph McCord and Britney M. Brasher**, 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 said conveyance, they executed the same voluntarily, on the day the same bears date.

ust, 2017.

Libera J. Turner

Notary Public

My Commission Expires:

A circular notary seal for Rebecca J. Turner, an Alabama State at Large Notary Public. The seal features her name "REBECCA J. TURNER" in the upper arc and "ALABAMA STATE AT LARGE" in the lower arc. In the center, it reads "NOTARY PUBLIC" with "My Commission Expires December 22, 2018" written in a curved path around it. The seal is surrounded by a decorative border of small dots.

20170809000287130 1/2 \$45.00  
Shelby Cnty Judge of Probate, AL  
08/09/2017 10:08:10 AM FILED/CERT

Shelby County, AL 08/09/2017  
State of Alabama  
Deed Tax: \$25.00

Real Estate Sales Validation Form

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

Grantor's Name	Nina J. McCord, Kenneth McCord Joseph McCord and Britney M. Brasher	Grantee's Name	Nina J. McCord and Kenneth McCord
Mailing Address	7080 Highway 39 Chelsea, AL 35043	Mailing Address	7658 Highway 39 Chelsea, AL 35043

Property Address 7658 Highway 39  
Chelsea, AL 35043

Date of Sale August 10, 2017  
Total Purchase Price \$ 25,000.00  
or \$ \_\_\_\_\_  
Actual Value \$ \_\_\_\_\_  
or \$ \_\_\_\_\_  
Assessor's Market Value \$ \_\_\_\_\_

The purchase price or actual value claimed on this form can be verified in the following documentary evidenced: (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: August 4, 2017

\_\_\_\_ Unattested \_\_\_\_\_

Print Rebecca J. Turner

Sign Rebecca J. Turner

(Grantor/Grantee/Owner/Agent) circle one

