

Re-recording to correct legal.

THIS INSTRUMENT PREPARED BY:

Victor M. Portella

Portella and Gordon LLC., Attorneys at Law

101 Tony Holmes Drive

Pelham, Alabama 35282

Shelby County, AL 07/20/2017  
State of Alabama  
Deed Tax: \$10.00

**WARRANTY DEED**

STATE OF ALABAMA

COUNTY OF SHELBY



20170912000332660 1/4 \$25.00  
Shelby Cnty Judge of Probate, AL  
09/12/2017 02:24:34 PM FILED/CERT



20170720000260610 1/4 \$34.00  
Shelby Cnty Judge of Probate, AL  
07/20/2017 04:06:53 PM FILED/CERT

THE GRANTOR(S),

- Billy J Barker and Paula W Barker, a married couple

for and in consideration of: One Dollar (\$1.00) and other good and valuable consideration grants, bargains, sells, conveys and warranties to be the GRANTEES:

- Tabitha B. Anderson and Dustin B. Anderson, husband and wife, 14460 HIGHWAY 25, LOT 1, CALERA, SHELBY County, Alabama, 35040,

the following described real estate, situated in Shelby County, Alabama to wit:

Lot 1, according to the survey of Barker Family Subdivision, as recorded in Map Book 48, Page 16, in the Probate Office of Shelby County, Alabama.

Subject to existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record the Grantors hereby covenants with the Grantees that Grantors is lawfully seized in fee simple of the above granted premises and has good right to sell and convey the same; and that Grantors, executors and administrators shall warrant and defend the title unto the Grantees, their heirs and assigns against all lawful claims whatsoever.

TO HAVE AND TO HOLD, to the said grantees, Tabitha B. Anderson and Dustin B. Anderson, husband and wife, their heirs, successors and assigns forever.

And we do, for ourselves, executors, and administrators covenant with the said grantees, their heirs, successors and assigns, that We are lawfully seized in fee simple of said premises, that they are free of all encumbrances, unless otherwise noted above; that We have a good right to sell and convey the same as aforesaid; that We will, executors and administrators shall warrant and defend the same to the said grantees, theirs heirs, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, We have hereunto set our hand and seal, this 20<sup>th</sup> day of

July, 2017.

**Grantor Signatures:**

Dated: 7/20/2017

Billy Barker

BILLY J BARKER

14460 HIGHWAY 25, LOT 2

CALERA, ALABAMA 35040

Dated: 7-20-2017

Paula W. Barker

PAULA W BARKER

14460 HIGHWAY 25, LOT 2

CALERA, ALABAMA 35040

STATE OF ALABAMA, COUNTY OF SHELBY:

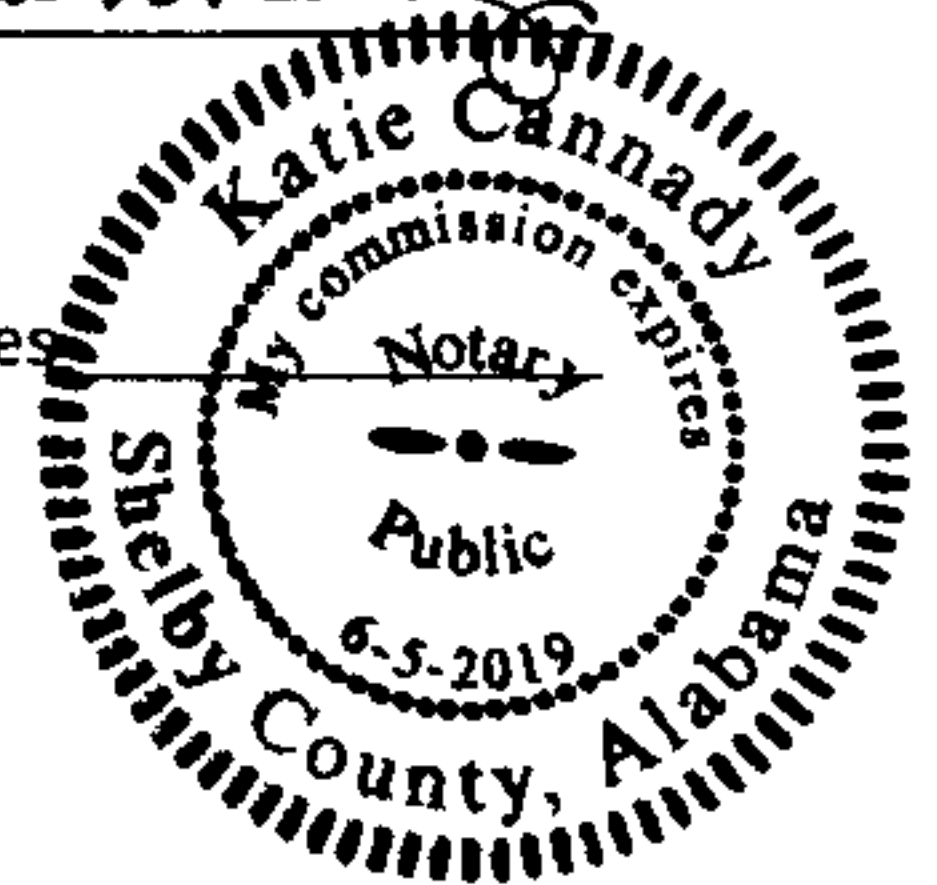
On this 20<sup>th</sup> day of July, 2017, before me, Katie Cannady, personally appeared BILLY J BARKER and PAULA W BARKER, know to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same as for the purposes therein contained.

In witness whereof I hereunto set my hand and official seal.

Katie Cannady

Notary Public

My commission expires



SEND TAX NOTICE TO:

Tabitha and Dustin Anderson

14460 Highway 25, Lot 1

Calera, Alabama 35040



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[illegible]

THE PURPOSE OF THIS SUBDIVISION  
IS TO CREATE AN ADDITIONAL HOUSE SITE

FINAL PLAT OF  
BARKER FAMILY SUBDIVISION

A FAMILY SUBDIVISION SITUATED IN THE SW 1/4 AND THE SE 1/4 OF SECTION 12 TOWNSHIP 22 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA.

PREPARED FOR:  
BILLY & PAULA BARKER  
14460 HIGHWAY 25  
CALERA, AL 35040

PREPARED BY:  
RODNEY SHILETT  
P.O. BOX 204  
COLUMBIANA, AL 35051  
669-1205

STATE OF ALABAMA  
SHELBY COUNTY  
JULY 11, 2017[illegible]

Mr. Robert H. Hest Date 7-1-17  
 Harry Hest, P.O. Box 304  
 P.O. Box 304  
 Cambridge, N. 2004  
 200-480-1203

Given under my hand and seal this 11<sup>th</sup> day of July, 2017.  
Michael J. Jett  
 Notary Public  
 11-17-2019  
 My Commission Expires

*Billy Barker* on 7/11/17

Given under my hand and seal this 11<sup>th</sup> day of July 2016  
Heather Kutz  
 By Heather Kutz  
 11-17-2016  
 By Commissioner Kuper

By Paula Baker Date 7/11/2017  
 PRCR Clerk

When 11-17-2019 my term end and job the 11-17-2019 day of July 2019  
11-17-2019  
 My Commission Expires

by Clayton W. Whitefield Date 7-11-17  
by Clayton W. Whitefield - Over and Underment

Strongly urge my board and staff join the 11 day of Trickery 2019  
10th Nov  
 Held by Home  
 By Constitutional Legation  
11-17-2019



1-7-00

7/11/20

SELLER COUNTY MAIL BY REGISTERED MAIL (for recording purposes only) Date 7/10/17

[illegible][illegible]

40-50  
M. 40-50-20-1  
NOF. 40-50

28-1-12-0-000-012 003  
CLAYTON WAREFIELD  
44 WAREFIELD DRIVE  
CALIFIA, AL 36010  
FINGER A-1

200-1-12-0-CR00-042, BO  
CLAYTON MCGUIRE  
84 SHADDOLE DRIVE  
CALZADA, AL 36640  
770-670-4-1

2817.056

**VICINITY MAP (NOT TO SCALE)**  
**RODNEY SHIPLETT SURVEYING**

P.O. BOX 204  
COLUMBIA ALABAMA 35051  
TEL. 205-641-1203 FAX 205-666-1295  
JOS #17132

2017072000025606 3/4 \$34.00  
Shelby Cnty Judge of Probate, AL  
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28 1 12 6 000 612.001

# Real Estate Sales Validation Form

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

Grantor's Name Billy Barker  
Mailing Address 14460 Hwy 25  
Calera AL 35040

Grantee's Name Tabitha Anderson  
Mailing Address 14460 Hwy 25 Lot 1  
Calera AL 35040

Property Address No address

Date of Sale 7-20-2017

Total Purchase Price \$

or

Actual Value

\$ 10,000

or

Assessor's Market Value \$

Split of parcel:  
28-1-12-0-000 012.001

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 Office

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 7/20/17

Print Paula Barker

☒ Unattested

Sign

Paula Barker

(Grantor/Grantee/Owner/Agent) circle one

(Verified by)

Form RT-1



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