

20170922000346580  
09/22/2017 02:21:40 PM  
DEEDS 1/3

Return to:  
Title Source, Inc.  
662 Woodward Avenue  
Detroit, MI 48226

Order Number:  
63581924

63581924-4189403  
**WARRANTY DEED**

STATE OF Alabama )  
COUNTY OF Shelby )

Send Future Tax Notices to:  
2090 Old Cahaba Place  
Helena, Alabama 35080

**KNOW ALL MEN BY THESE PRESENTS:**

That for and in consideration of Ten Dollars (\$10.00) and other valuable consideration, to the undersigned Grantor, **EDDIE T. SHELTON**, a married man, in hand paid by the Grantee herein, the receipt of which is hereby acknowledged by said Grantor, Grantor does, by these presents grant, bargain, sell and convey unto **EDDIE T. SHELTON** and **ERMILINDA DORADO SHELTON**, husband and wife, as joint tenants with rights of survivorship, herein referred to as Grantee, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama**, to-wit:

Lots 55A and 55B, according to the Resurvey of Lots 12, 13, 14, 15, 16, 28, 29, 32, 43, 53, 54, 55, 56, 57, 58, 59, 60, 79, 80, 81, 82 and 83 of Old Cahaba II-B, as recorded in Map Book 30, Page 124, in the Judge of Probate Office of Shelby County, Alabama.

**Prior Deed Reference: Instrument No. 20141107000351890**

**Parcel ID Number: 13 4 20 2 004 055.000**

**Commonly Known As: 2090 Old Cahaba Place, Helena, Alabama 35080**

**Fair Market Value: \$157,000.00**

**The total property herein conveyed and being conveyed together with all and singular, the buildings, rights, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.**

**This conveyance is made subject to all restrictions, reservations, easements, and rights-of-way of record affecting this title to the above described property.**

**The above described property does constitute part of the Grantors' homestead.**

**TO HAVE AND TO HOLD** unto the said Grantee, in fee simple, and Grantee's heirs and assigns forever. And grantor does for ourselves and our heirs and personal representatives covenant with the said Grantee, grantee's heirs and assigns, that grantor is lawfully seized in fee simple of said premises; that it

is free from all encumbrances and that grantor has a good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs and personal representatives shall warrant and defend the same to the said Grantee, Grantee's heirs and assigns forever, against the lawful claims of all persons. The above conveyance includes all structures presently built, constructed, or set on the above described property.

The scrivener makes no warranties, nor does he express an opinion, as to the Grantor's title, or lack thereof. No survey was provided to the scrivener for the preparation of this deed. The description was provided by Title Source, Inc.

In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

**IN WITNESS WHEREOF**, the said Grantor, who is authorized to execute this conveyance hereto sets its signature and seal, this the 6<sup>th</sup> day of September, 2017.

**GRANTOR:**

Eddie T. Shelton  
**EDDIE T. SHELTON**

STATE OF Alabama )  
COUNTY OF Shelby )

I, Charlena Caldwell, a Notary Public for the State of Alabama, do hereby certify that **EDDIE T. SHELTON**, 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 said conveyance, executed the same voluntarily on the day the same bears date.

Given under my hand this the 6<sup>th</sup> day of September, 2017.



Charlena Caldwell  
Notary Public  
My commission expires: \_\_\_\_\_

**Charlena Caldwell**  
**My Commission Expires**  
**01/22/2020**

Charlena Caldwell

-This instrument was prepared by:  
Gregory M. Varner, Esq.  
Attorney at Law  
Post Office Box 338  
Ashland, Alabama 36251  
256-354-5464

## Real Estate Sales Validation Form

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

Grantor's Name EDDIE T. SHELTON, a married man  
 Mailing Address \_\_\_\_\_  
2090 Old Cahaba Place  
Helena, Alabama 35080

Grantee's Name EDDIE T. SHELTON and ERMILINDA DORADO  
 Mailing Address SHELTON, husband and wife  
2090 Old Cahaba Place  
Helena, Alabama 35080

Property Address \_\_\_\_\_  
 \_\_\_\_\_  
2090 Old Cahaba Place  
Helena, Alabama 35080

Date of Sale \_\_\_\_\_  
 Total Purchase Price \$ N/A  
 or  
 Actual Value \$ \_\_\_\_\_

or  
 Assessor's Market Value \$ the fair market value \$157,000 round up to next 500 = \$157,000 x 001 = \$157.00



Filed and Recorded  
 Official Public Records  
 Judge James W. Fuhrmeister, Probate Judge,  
 County Clerk  
 Shelby County, AL  
 09/22/2017 02:21:40 PM  
 \$178.00 CHERRY  
 20170922000346580

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 Revenue Commissioners FMV

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 9/22/17

Print Amber Russell

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1