

This instrument was prepared by:

J. Brandon Cooper

P.O. Box 320

Helena, AL 35080

Shelby County, AL 10/13/2017
State of Alabama
Deed Tax: \$368.00

Send Tax Notice To:

Fred V. Sanders

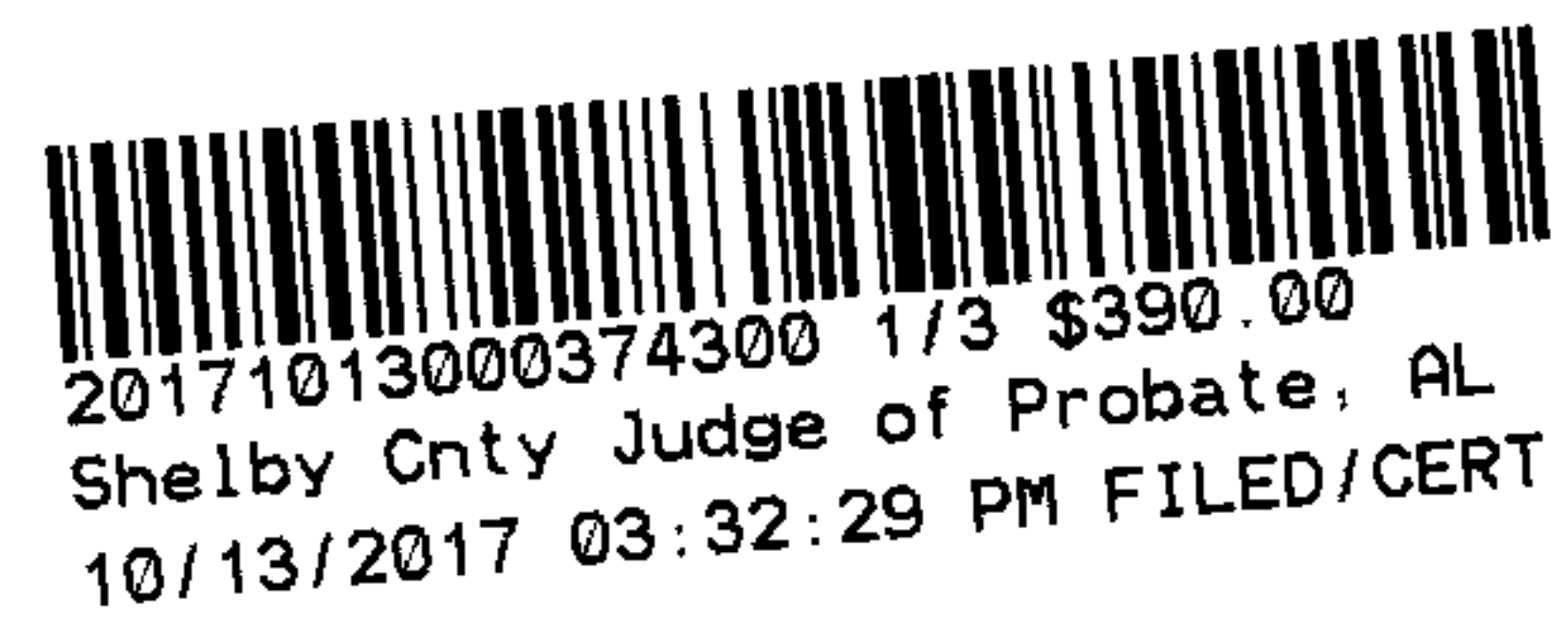
100 New Hope Mountain Rd.

Pelham, AL 35124

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY



Know All Men by These Presents: That in consideration of **ONE HUNDRED DOLLARS AND NO CENTS (\$100.00)**

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged,

I/we

Fred V. Sanders a widowed man and Barbara O. Sanders a deceased woman

(herein referred to as GRANTOR one or more) do grant, bargain, sell and convey unto

**Fred V Sanders and Barbara O Sanders, Trustees, or their successors in interest, of the
Fred V Sanders and Barbara O Sanders Living Trust dated October 10, 2016, and any
amendments thereto**

(herein referred to as GRANTEE, whether one or more) the following described real estate situated in

Shelby County, Alabama to-wit:

**Lot 2-BB, according to a Final Plat of a Resurvey of a Resubdivision of Lot 2, Quinn's
Subdivision, as recorded in Map Book 17 page 78 in the Probate Office of Shelby County,
Alabama; being situated in Shelby County, Alabama.**

GRANTEES' ADDRESS: 100 New Hope Mountain Road Pelham, Alabama 35124

1. Subject to: Ad Valorem taxes for the current year, any year not paid, and all subsequent years.
2. Subject to: Anything revealed by observation, right-of-ways, easements, covenants, reservations, liens, mortgages, restrictions and any rights of redemption, of record, if any.
3. Mineral and mining rights excepted, if any.
4. Grantor and Grantee herein acknowledge that no tax advice, no Medicaid advice, and no Medicare advice was rendered to the Grantor(s) nor Grantee(s) herein.
5. No title exam requested or performed.

TO HAVE AND TO HOLD unto the said GRANTEE, his, her or their heirs and assigns, forever and I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (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 persons.

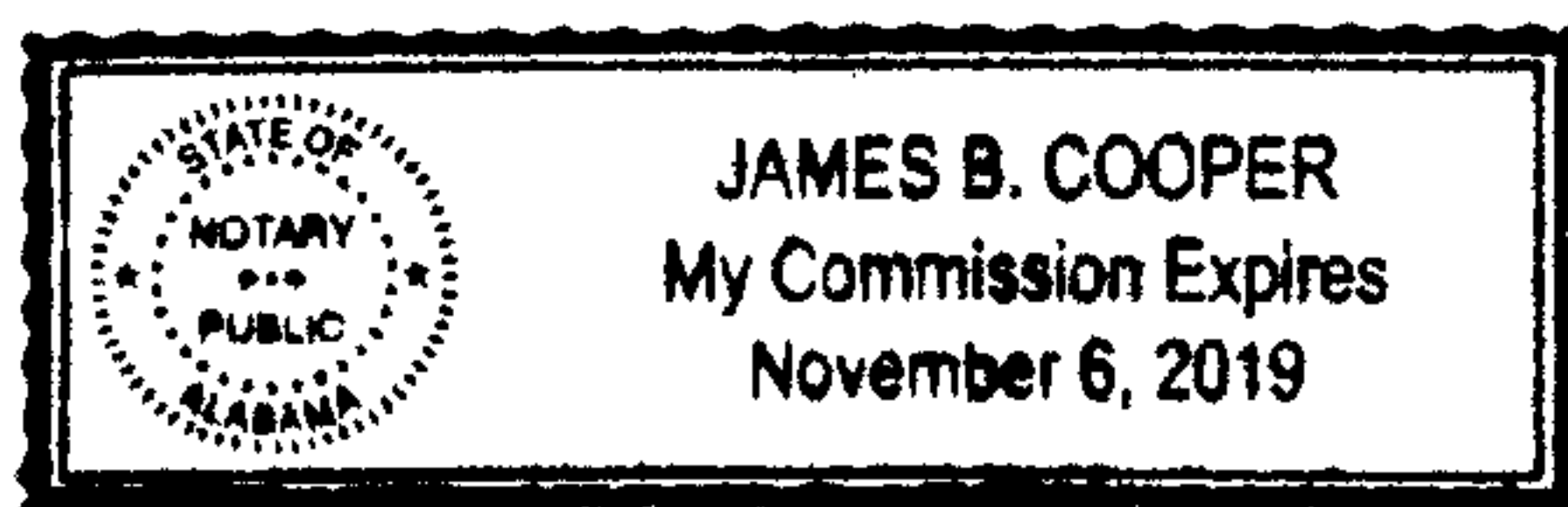
IN WITNESS WHEREOF, I have hereunto set MY hands(s) and seal(s) this 10 day of October, 2017.

Fred V. Sanders (Seal)
Fred V. Sanders

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby **Fred V. Sanders a widowed man** whose name is signed to the foregoing conveyance, and who is known to me by identification, acknowledged before me this day, that, being informed of the contents of the conveyance, they, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10th day of October, 2017.



James B. Cooper
Notary Public

My Commission Expires:

20171013000374300 2/3 \$390.00
Shelby Cnty Judge of Probate, AL
10/13/2017 03:32:29 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 Fred V. Sanders
Mailing Address 100 New Hope Mountain Rd
Pelham, AL 35124

Grantee's Name Fred V. Sanders and Barbara D. Sanders, Trustees
Mailing Address or their Successor ~~Trust~~ in interest, of the
Fred V. Sanders and Barbara D. Sanders Living
Trust dated October 10, 2016, and any amendments
100 New Hope Mountain Road

Property Address 100 New Hope Mountain Rd.
Pelham, AL 35124

Date of Sale 10-10-2017
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 367,560

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 Citizens Access Portal

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 10-10-2017

Print Fred V. Sanders

☐ Unattested

Sign Fred V. Sanders

Verified by _____

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20171013000374300 3/3 \$390.00
Shelby Cnty Judge of Probate, AL
10/13/2017 03:32:29 PM FILED/CERT