

20171101000394610  
11/01/2017 08:13:31 AM  
DEEDS 1/3

Send tax notice to:  
Jennifer Van Doren  
142 Lake Davidson Lane  
Helena, AL 35080

PEL1700600  
This instrument prepared by:  
Stewart & Associates, P.C./S. Kent Stewart  
3595 Grandview Pkwy, #280  
Birmingham, Alabama 35243

STATE OF ALABAMA  
Shelby COUNTY

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Ninety Two Thousand Five Hundred and 00/100 Dollars (\$192,500.00) in hand paid to the undersigned, **Heather Briggs, an unmarried woman** (hereinafter referred to as "Grantor"), by **Jennifer Van Doren\*** (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 26, according to the Survey of Old Town Helena, as recorded in Map Book 22, Page 26, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:  
ADVALOREM TAXES DUE OCTOBER 01, 2017 AND THEREAFTER.  
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS  
OF RECORD.

\$192,500.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A  
MORTGAGE LOAN.

\*Jennifer Leigh Van Doren is one and the same person as Jennifer Van Doren.

The Grantor does for herself, her heirs and assigns, covenant with Grantee, her heirs, executors, administrators and assigns, that she is lawfully seized in fee simple of said premises; that it is free from all encumbrances except as noted above; that she has a good right to sell and convey the same as aforesaid; and that she will, and her heirs, executors, administrators shall warrant and defend the same to the said Grantee, her heirs and assigns forever, against the lawful claims of all persons.

TO HAVE AND TO HOLD to Grantee, her heirs, executors, administrators and assigns  
forever.

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IN WITNESS WHEREOF, Grantor has set his/her signature and seal on this the 30th day of October, 2017.


  
Heather Briggs

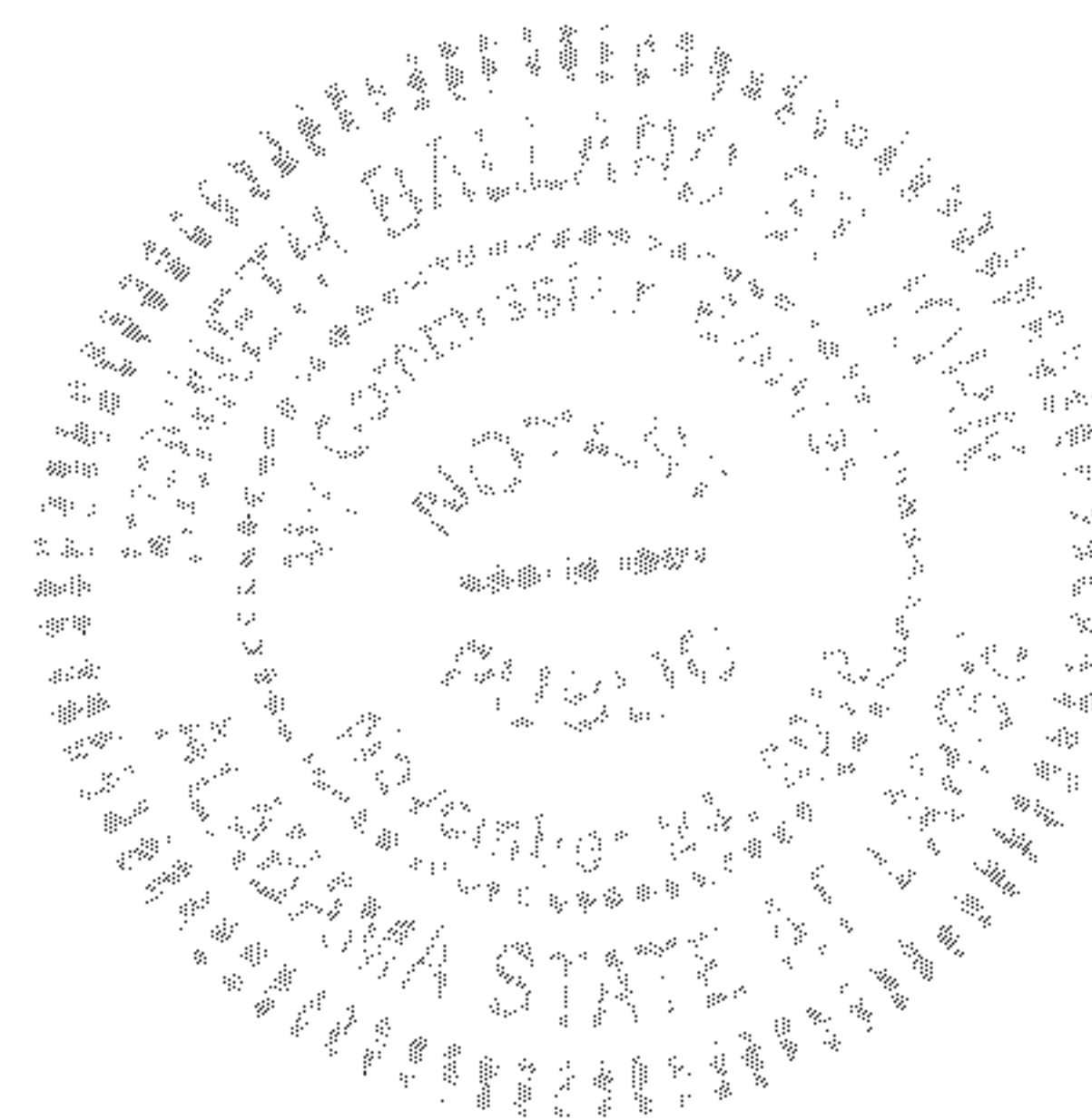
STATE OF ALABAMA  
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Heather Briggs, an unmarried woman, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this, the 30th day of October, 2017.

(Notary Seal)

  
Notary Public  
Print Name: Kenneth Ballard & John  
Commission Expires: 11/24/2018



## Real Estate Sales Validation Form

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

Grantor's Name Heather Briggs  
 Mailing Address 4193 Plantation Place  
Helena, AL 35080

Grantee's Name Jennifer Van Doren  
 Mailing Address 142 Lake Davidson Lane  
Helena, AL 35080

Property Address 142 Lake Davidson Lane  
Helena, AL 35080

Date of Sale 10/30/17  
 Total Purchase Price \$ 192,500.00

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 evidence: (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 10/30/17

Print Courtney Snow

Filed and Recorded  
 Official Public Records  
 Notarized by James W. Fuhrmeister, Probate Judge,  
 County Clerk  
 Shelby County, AL  
 11/01/2017 08:13:31 AM  
 \$22.00 DEBBIE  
 20171101000394610

Sign Courtney Snow  
 (Grantor/Grantee/Owner/Agent) circle one

Form RT-1

*[Signature]*

