

THIS INSTRUMENT PREPARED BY:

**J. Clay Maddox
FULLER HAMPTON LLC
ATTORNEYS AT LAW
P.O. BOX 1319
Clanton, Alabama 35046**



20171113000408910 1/3 \$22.00
Shelby Cnty Judge of Probate, AL
11/13/2017 11:15:03 AM FILED/CERT

WARRANTY DEED

SEND TAX NOTICES TO:

*540 15th St
Calera, AL 35040*

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY)

KNOW YE ALL MEN BY THESE PRESENTS:

WHEREAS, in consideration of the sum of One Hundred Seventy-Two Thousand Eight Hundred Dollars (\$172,800.00) and other valuable considerations to the undersigned GRANTOR, Billy Scott Bullard, a *Single* person, in hand paid by the GRANTEE, Allen J. Turcotte, the receipt whereof is acknowledged, I, the said GRANTOR, do hereby grant, bargain, sell and convey unto the said GRANTEE, the following described real estate situated in SHELBY County, Alabama, to wit:

Lots 3, 4, and 5, Block 69, according to J.H. Dunstan's Map and Survey of the Town of Calera, Alabama. Situated in Shelby County, Alabama.

This conveyance is subject to all easements, rights of way, restrictions and reservations of record affecting said property.

\$172,800.00 of the Purchase price was obtained by a Purchase Money Mortgage.

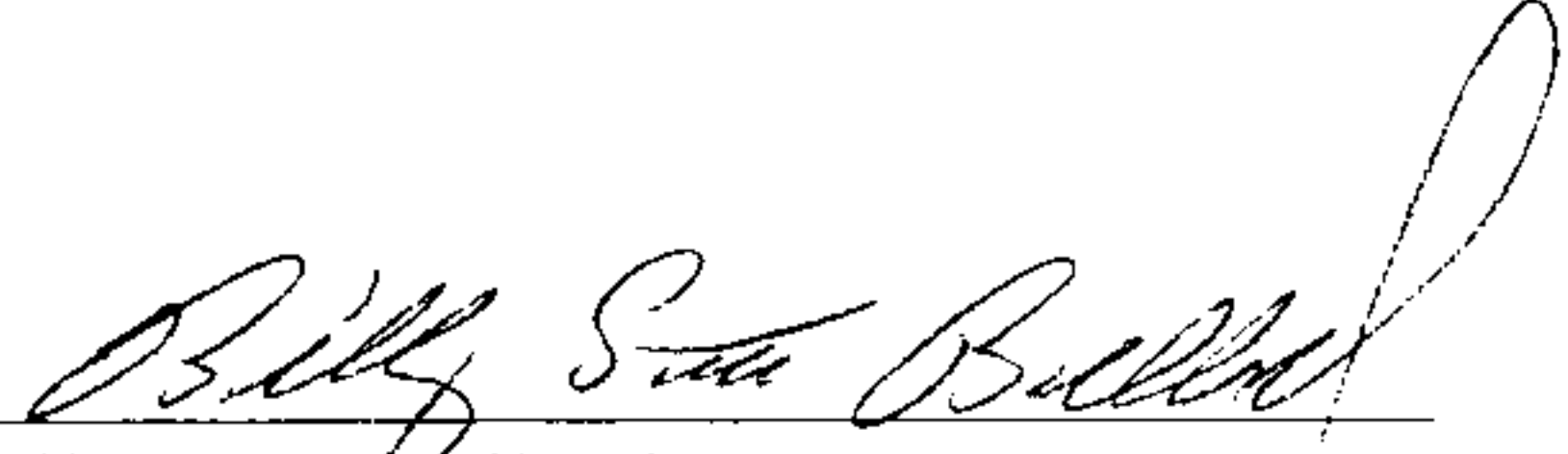
Prior Deed Reference: Instrument # 2000-39929

TO HAVE AND TO HOLD to the said GRANTEE, his heirs, executor, administrators, successors and assigns forever.

AND THE GRANTOR, does for himself, his heirs, executors, administrators, successors and assigns, covenant with said GRANTEE, his heirs, executors, administrators, successors and assigns, that I am lawfully seized in fee simple of said premises, that I am free from all encumbrances, that I have a good right to sell and

convey the same as aforesaid, and that I will, and my heirs, executors, administrators, successors and assigns shall, warrant and defend the same to the said GRANTEE, his heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR has hereunto set his hands and seals, on this 6 day of November, 2017.


Billy Scott Bullard

STATE OF ALABAMA)

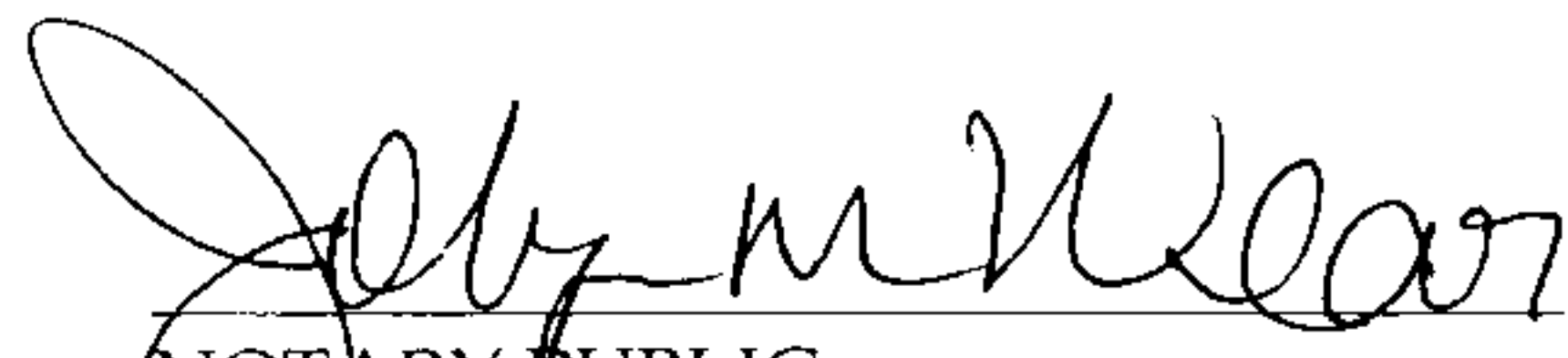
COUNTY OF Chilton)



20171113000408910 2/3 \$22 00
Shelby Cnty Judge of Probate, AL
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I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that **Billy Scott Bullard**, 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 the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6 day of November, 2017.


NOTARY PUBLIC
My Commission Expires: 4-11-2021

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 Scott Bullard
Mailing Address _____

Grantee's Name Allen J. Turcotte
Mailing Address _____

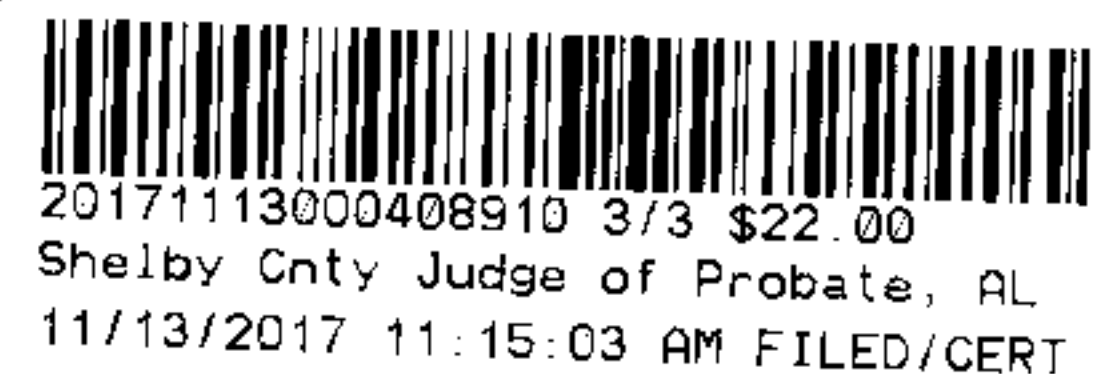
Property Address 540 13th Street
Cellera, AL 35040

Date of Sale 11-6-17
Total Purchase Price \$ 172,800.00
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 11-6-17

☐ Unattested

(verified by)

Print _____
Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1