

## **WARRANTY DEED**

**STATE OF ALABAMA**

**COUNTY OF SHELBY**

**KNOW ALL MEN BY THESE PRESENTS:** That for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration paid to us by Grantees, the receipt in full and sufficiency whereof is acknowledged, I, **REBECCA C. BLOUNT**, also known as, **REBECCA ANN CONNER**, an unmarried woman, the undersigned Grantors, do grant, bargain, sell and convey our interest, to **REBECCA ANN CONNER**, as **Trustee for the Rebecca Conner Living Trust dated November 30, 2017**, Grantees, in and to the following described real property, situated in Shelby County, Alabama, viz:

Lot 31, according to the Survey of Rocky Ridge Phase 2, as recorded in Map Book 27, page 16, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

**This deed prepared without benefit of title examination or survey and was prepared from description furnished by Grantor. The draftsman makes no warranties as to the sufficiency of the interest conveyed.**

**TO HAVE AND TO HOLD** unto the said Grantees, their successors and assigns in fee simple, forever.

And We do, for ourselves and our heirs, executors and administrators, covenant with the said Grantees, their successors and assigns, that We are lawfully seized in fee

simple of said real property, and that it is free from all encumbrances unless stated herein;  
that We have a good right to sell and convey the same as aforesaid; that We will, and our  
heirs, executors and administrators shall warrant and defend the same to the said  
Grantees, their successors and assigns, forever, against the lawful claims of all persons.

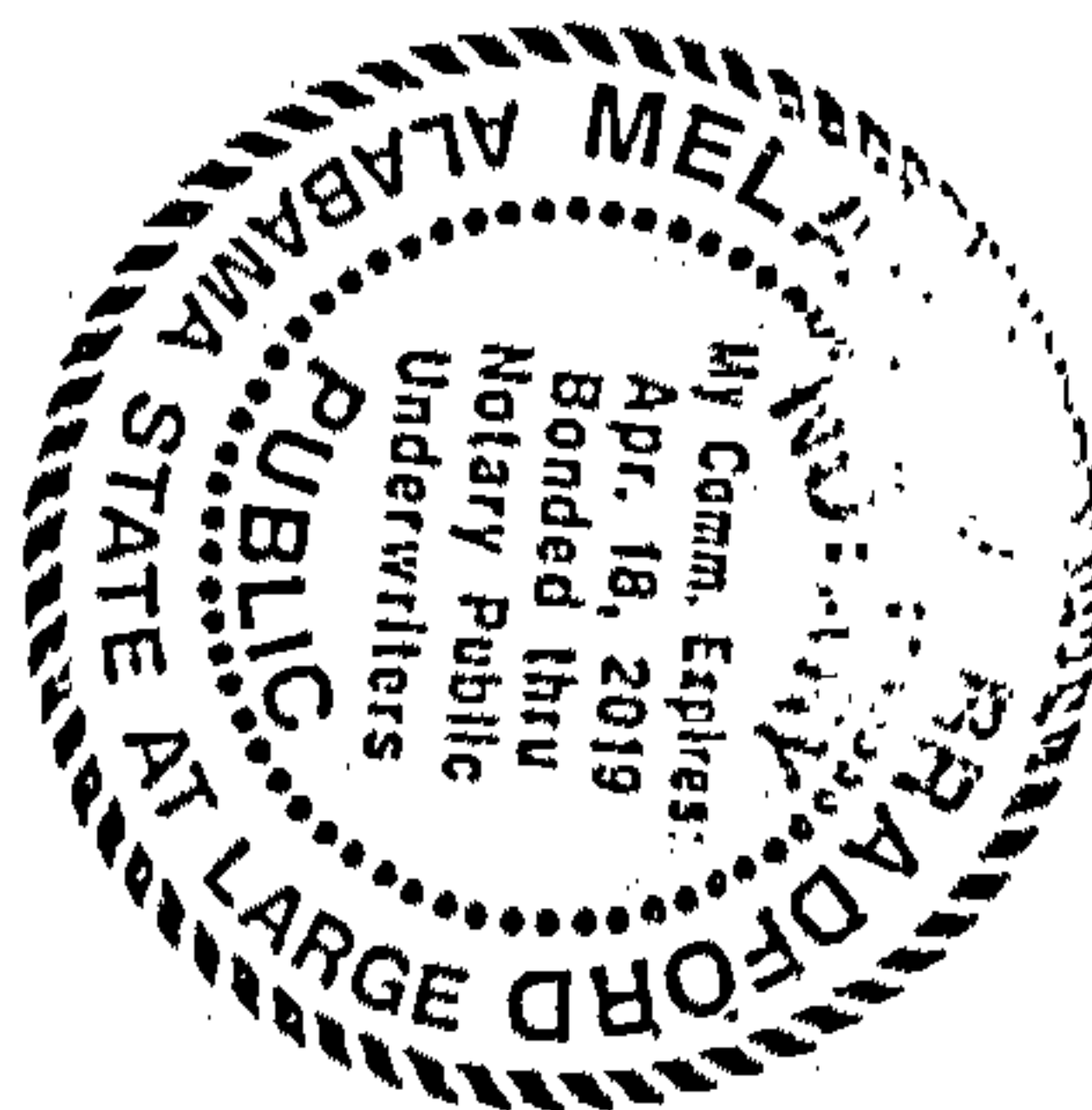
IN WITNESS WHEREOF, We have hereunto set our hands and seals, this 30<sup>th</sup>  
day of November, 2017.

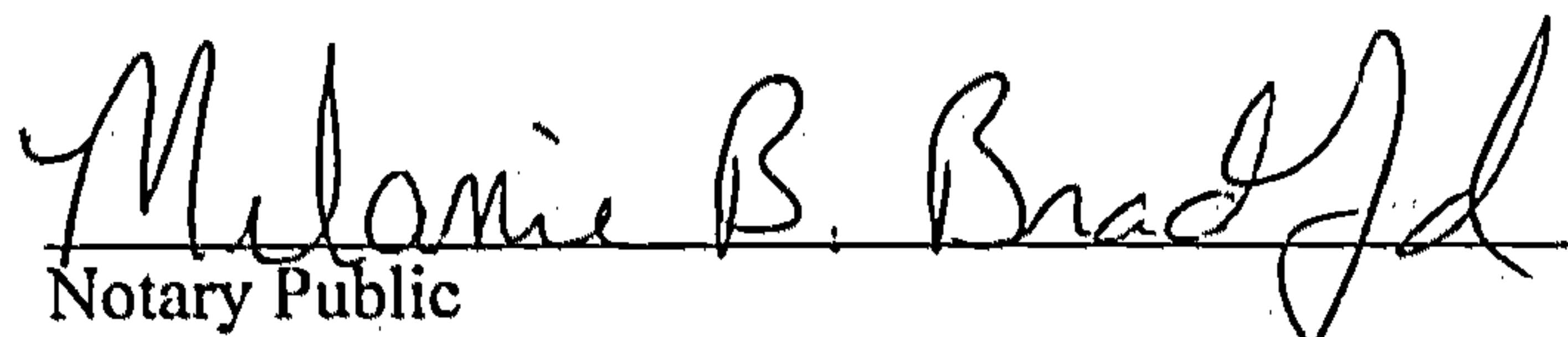
  
REBECCA ANN CONNER (SEAL)

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State,  
do hereby certify that REBECCA ANN CONNER, 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 the conveyance, she executed the same voluntarily on the day  
the same bears date.

Given under my hand and official seal, this 30<sup>th</sup> day of November, 2017.



  
Notary Public

This Instrument was Prepared By:  
**BRADFORD & HOLLIMAN, LLC**  
Melanie B. Bradford  
2491 Pelham Parkway  
Pelham, AL 35124  
Phone: (205) 663-0281  
Fax: (256) 259-3302

# Real Estate Sales Validation Form

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

Grantor's Name Rebecca C. Blount, also known as, Rebecca Ann Conner  
Mailing Address 257 Rocky Ridge Drive  
Helena, AL 35080

Grantee's Name Rebecca Conner Living Trust, dtd 11/30/2017  
Mailing Address 257 Rocky Ridge Drive  
Helena, AL 35080

Property Address 257 Rocky Ridge Drive  
Helena, AL 35080

Date of Sale 11/30/2017  
Total Purchase Price \$                     

or  
Actual Value \$                     

20171201000430620 12/01/2017 10:13:42 AM DEEDS 3/3 or  
Assessor's Market Value \$ 147,900

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 ☐ Appraisal  
☐ Sales Contract ☒ Other Tax Appraised Value  
☐ Closing Statement

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 11/30/2017

Print John R. Holliman

           Unattested

Sign 

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
12/01/2017 10:13:42 AM  
\$169.00 CHERRY  
20171201000430620

