

This instrument was prepared without evidence of title or survey by:

William R. Justice
P.O. Box 587, Columbiana, Alabama 35051



20171214000446530 1/3 \$37.00
Shelby Cnty Judge of Probate, AL
12/14/2017 01:58:30 PM FILED/CERT

STATUTORY WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of One and no/100 Dollars (\$1.00), the undersigned Darlene Howard, a widow, and Jacquelyn H. Dill, married (herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto Mary Connie Epperson (herein referred to as GRANTEE) in fee simple all of their undivided right, title, and interest in the following described real estate situated in Shelby County, Alabama to-wit:

A part of the SE 1/4 of the SE 1/4 of Section 31, Township 18 South, Range 1 West, Shelby County, Alabama, more particularly described as follows:

Begin at the Southeast corner of said SE 1/4 of SE 1/4 of said section; thence run North along the East boundary of said quarter-quarter to a point where the Florida Short Route Highway intersects said East boundary; thence along said Florida Short Route in a Westerly direction 100 feet; thence run South and parallel with the East boundary of said quarter-quarter section to the Southern boundary of said quarter-quarter section; thence along said Southern boundary in an East direction to the Southeast corner of said SE 1/4, to the point of beginning.

Subject to all restrictions, reservations, easements and covenants of land.

The above described property is not the homestead of GRANTOR or her spouse.

TO HAVE AND TO HOLD to GRANTEE in fee simple and to her heirs and assigns forever.

IN WITNESS WHEREOF, GRANTOR has hereunto set his hand and seal this 30 day of November, 2017.

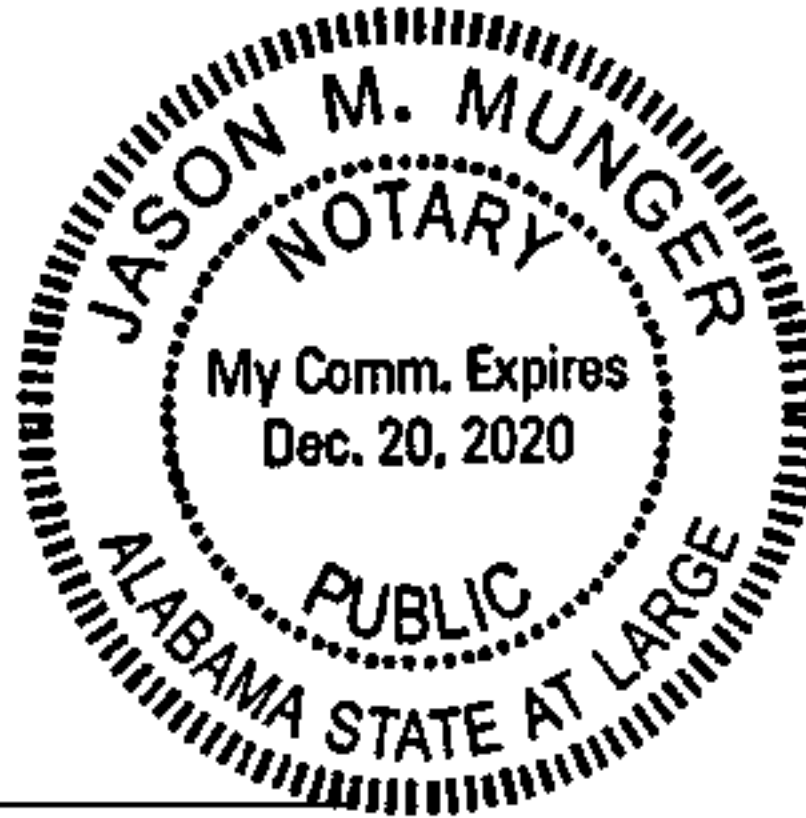
Darlene Howard

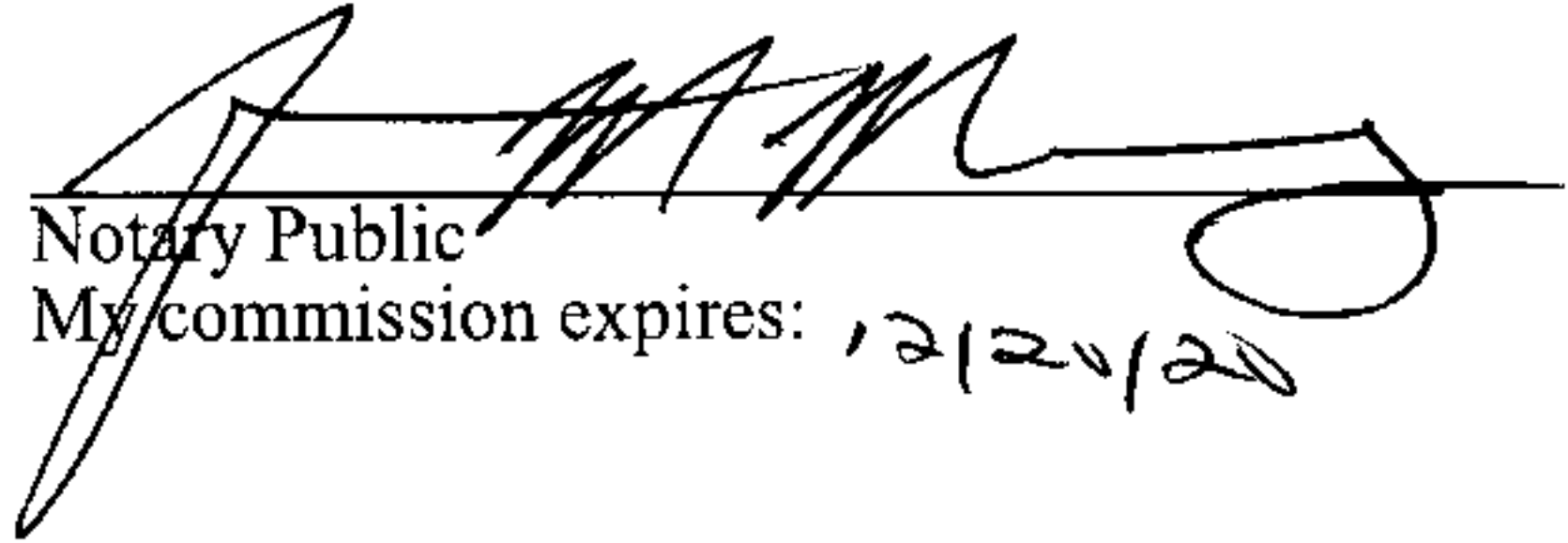
Jacquelyn H. Dill

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that
✓ Darlene Howard, 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 day of NOVEMBER, 2017.



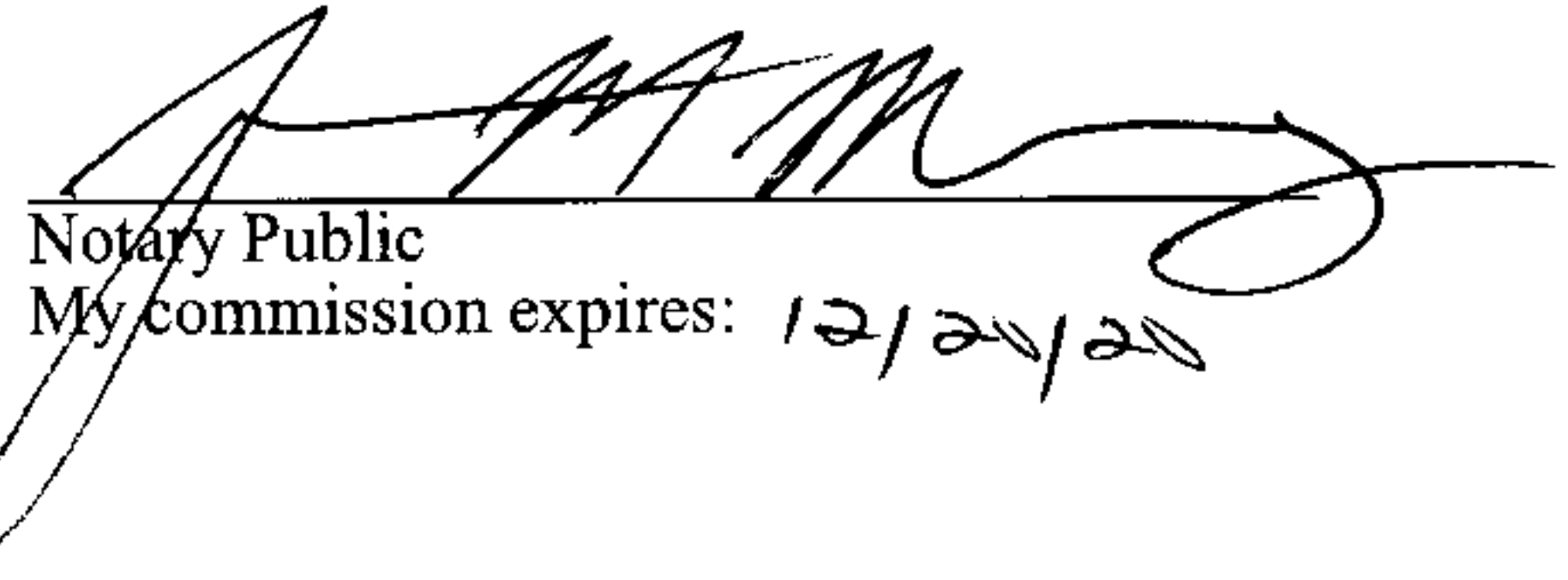

Notary Public
My commission expires: 12/20/20

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that
✓ Jacquelyn H. Dill, 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 day of NOVEMBER, 2017.




Notary Public
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Real Estate Sales Validation Form

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

Grantor's Name Darlene Howard +
Mailing Address Jacquelyn H. Bill
1028 Old Mill Run
Leeds, AL 35094

Grantee's Name Mary Connie Epperson
Mailing Address 349 Lilly Drive
Sterrett, AL 35147

Property Address 6938 Lyndon Drive
Birmingham, AL 35242

Date of Sale 11-30-17
Total Purchase Price \$
or
Actual Value \$

1/9 Assessor's Market Value \$ 15,889.00

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
☐ 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 12-13-17

Print William R. Justice

☐ Unattested

Sign William R. Justice

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

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