

Send Tax Notice To:
Douglas G. Gilmer
Pamela K. Gilmer
116 ~~Fowler Circle~~
Chelsea, AL 35043

→ Follow

20171218000450700 1/4 \$25.00
Shelby Cnty Judge of Probate, AL
12/18/2017 03:17:40 PM FILED/CERT

WARRANTY DEED

THE STATE OF ALABAMA,
Shelby COUNTY. }

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten and no/100(\$10.00) DOLLARS and other valuable considerations to the undersigned GRANTOR or GRANTORS in hand paid by the GRANTEE(S) herein, the receipt whereof, is hereby acknowledged we, Richard Lynn Shires and spouse, Keli Gough; Richard Lynn Shires is the surviving grantee of deed recorded in Instrument Number 20160725000259330, in the Probate Office of Shelby County, Alabama; the other grantee, Bernadette Shires, deceased, having died on or about the 25th day of July, 2016, (herein referred to as GRANTOR(S), do hereby GRANT, BARGAIN, SELL and CONVEY unto Douglas G. Gilmer and Pamela K. Gilmer, for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion (herein referred to as GRANTEE(S), his/her/their heirs and assigns, the following described Real Estate, situated in the County of Shelby and State of Alabama, to-wit:

Legal Description attached and made a part hereof

TO HAVE AND TO HOLD, the aforegranted premises to the said GRANTEE(S) Douglas G. Gilmer and Pamela K. Gilmer, for and during their joint lives and upon the death of either of ~~them in fee simple, and to the heirs and assigns of such survivor,~~ FOREVER.
And GRANTOR do(es) covenant with the said GRANTEE(S), his/her/their heirs and assigns, that he/she/they lawfully seized in fee simple of the aforementioned premises; that they are free from all encumbrances except as hereinabove provided; that he/she/they has(have) a good right to sell and convey the same to the said GRANTEE(S) his/her/their heirs and assigns, and that GRANTOR(S) will WARRANT AND DEFEND the premises to the said GRANTEE(S) his/her/their heirs and assigns forever, against the lawful claims and demands of all persons, except as hereinabove provided.
\$282,020.00 of the consideration was paid from the proceeds of a mortgage loan.

IN WITNESS WHEREOF, we have hereunto set our hand s and seal s, this 14th day of November, 2017.

x Richard Lynn Shires
Richard Lynn Shires

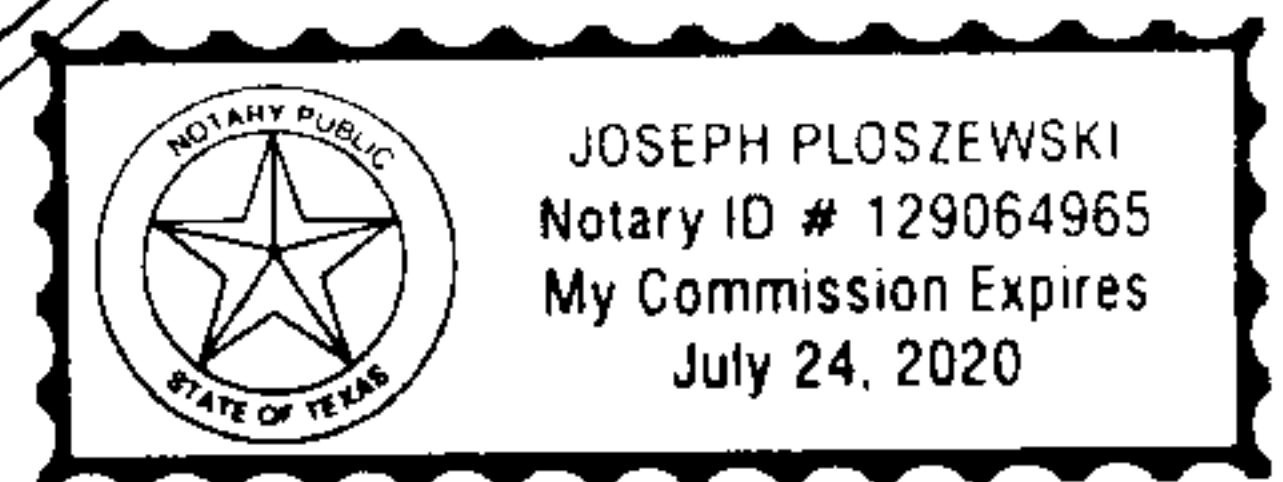
x Keli Gough
Keli Gough

✓ THE STATE OF TEXAS }
Tarrant
COUNTY.

I, the undersigned, Joseph Ploszewski, a Notary Public, in and for said State Texas, hereby certify that Richard Lynn Shires and spouse, Keli Gough whose names is/are signed to the foregoing conveyance, and who is/are known to me acknowledged before me on this day that, being informed of the contents of the conveyance, he, she, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 14 day of NOVEMBER, 2017.

✓ Joseph Ploszewski
Notary Public



MR-TRG-15615-0657

This instrument was prepared by:
Joan M. Brady
449 Taft Avenue
Glen Ellyn, IL 60137

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LEGAL DESCRIPTION

Lot 665, according to the Survey of Deer Ridge Lakes, Sector 6, Phase 2, as recorded in Map Book 37, Page 59, in the Probate Office of Shelby County, Alabama.


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Real Estate Sales Validation Form

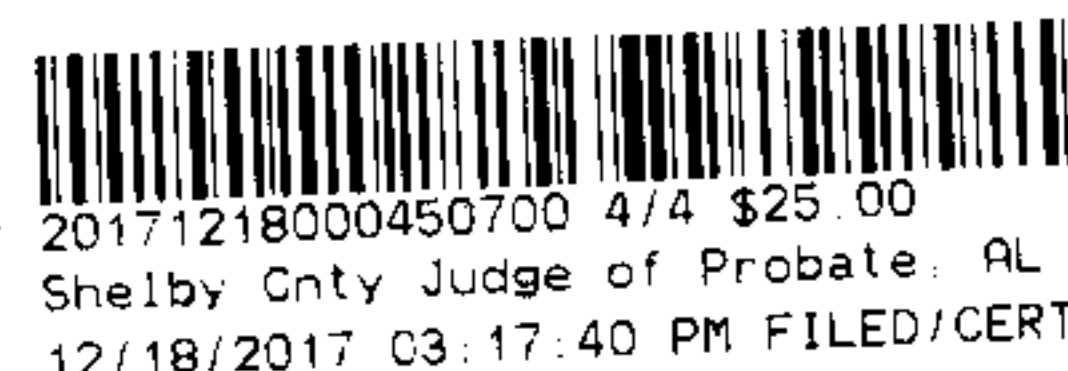
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	Richard Lynn Shires and Keli Gough	Grantee's Name	Douglas G. Gilmer Pamela K. Gilmer
Mailing Address	X 1516 Heather Ln. X Keller, TX 76248	Mailing Address	116 Fallow Circle Chelsea, AL 35043
Property Address	116 Fallow Circle Chelsea, AL 35043	Date of Sale	December 14, 2017
		Total Purchase Price	\$ 280,000.00
		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 Settlement Date

Unattested

(verified by)

Print

Sign

~~X~~ Richard L. Shires

~~X~~ Richard L. Shires

(Grantor/Grantee/Owner/Agent) circle one