

Send Tax Notice To:  
Vera Decuir  
2012 Discovery Drive  
Montevallo, Alabama 35115

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Statutory Warranty Deed

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STATE OF ALABAMA     )

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY     )

THAT IN CONSIDERATION OF ONE HUNDRED FIFTY-FIVE THOUSAND NINE HUNDRED and No/100 DOLLARS (\$155,900.00) paid to the undersigned Grantor, in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **CHERIE ROSE**, a married woman (herein referred to as Grantor), does grant, bargain, sell and convey unto **VERA DECUIR**, (herein referred to as Grantee), the following described real estate (herein referred to as the Property), situated in the State of Alabama, County of Shelby, to-wit:

LOT 133, according to the Map of Lexington Parc, Sector 2, as recorded in Map Book 42, Page 28 and amended in Map Book 42, page 29 in the Office of the Judge of Probate of Shelby County, Alabama

*The above described property is not the homestead of the Grantor.*


The above Property is conveyed subject to:

1. the lien of ad valorem and similar taxes for 2018 and subsequent years not yet due and payable;
2. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights;
3. Rights of way granted to Alabama Power Company;
4. All matters involving Lexington Parc Homeowners Association, Inc.;
5. Permits, restrictions, easements and rights of way of record; and
6. Any and all matters of record;

TO HAVE AND TO HOLD unto the said Grantee his heirs and assigns, forever .

Grantor makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the Grantor has neither permitted nor suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the Grantor.

Shelby County: AL 01/08/2018  
State of Alabama  
Deed Tax: \$156.00

  
20180108000007100 1/3 \$177.00  
Shelby Cnty Judge of Probate, AL  
01/08/2018 11:28:20 AM FILED/CERT

IN WITNESS WHEREOF, the undersigned said Grantor, has executed this conveyance on this the 5<sup>th</sup> day of January, 2018.

Cherie Rose  
Cherie Rose

STATE OF ALABAMA     )  
COUNTY OF SHELBY    )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that, CHERIE ROSE, whose 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 date the same bears date.

Given under my hand and official seal, this 5 day of January, 2018.

Diana Gregory  
Notary Public  
My commission expires: 11/16/2020

20180108000007100 2/3 \$177.00  
Shelby Cnty Judge of Probate, AL  
01/08/2018 11:28:20 AM FILED/CERT

# Real Estate Sales Validation Form

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

Grantor's Name Cherie Rose  
Mailing Address Unknown

Grantee's Name Vera Decur  
Mailing Address 2012 Discovery Dr.  
Montevallo, AL 35115

Property Address 2012 Discovery Dr.  
Montevallo AL  
35115

Date of Sale 1/5/18  
Total Purchase Price \$ 155,900  
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 1/8/18

Print Vera Decur

Sign Vera Decur

☐ Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20180108000007100 3/3 \$177.00  
Shelby Cnty Judge of Probate, AL  
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