

Prepared without benefit of Current Survey or Title Work

This instrument prepared by:

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SEND TAX NOTICE TO:

Douglas M. Bryant
262 River Front Street
Shelby, Alabama 35143

STATUTORY WARRANTY DEED


STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **ONE & 00/100 (\$1.00)** Dollars and other good and valuable consideration, to the undersigned Grantors, in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, **Douglas M. Bryant**, a married man, and wife, **Patsy Dianne Bryant**, do hereby grant, bargain, sell and convey unto **Douglas M. Bryant** and wife, **Patsy Dianne Bryant**, as joint tenants with the right of survivorship, the following described real estate situated in Shelby County, Alabama, to wit:

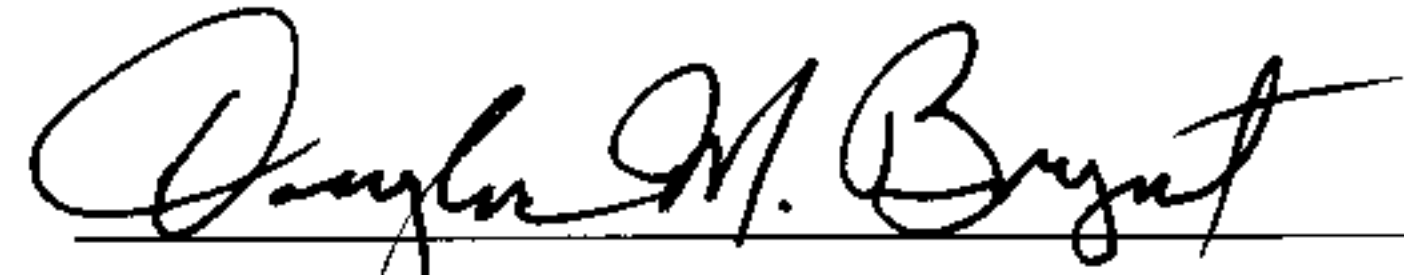
Lot 9, Block 6, of Pine Grove Camp, according to the Survey of Second Addition to Pine Grove Camp, recorded in Map Book 205, Page 197, in the Probate Office of Shelby County, Alabama; being in Shelby County, Alabama. Said Lot is subject to easements, reservations and restrictions of record.

TO HAVE AND TO HOLD to the said **Douglas M. Bryant** and wife, **Patsy Dianne Bryant** for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever.

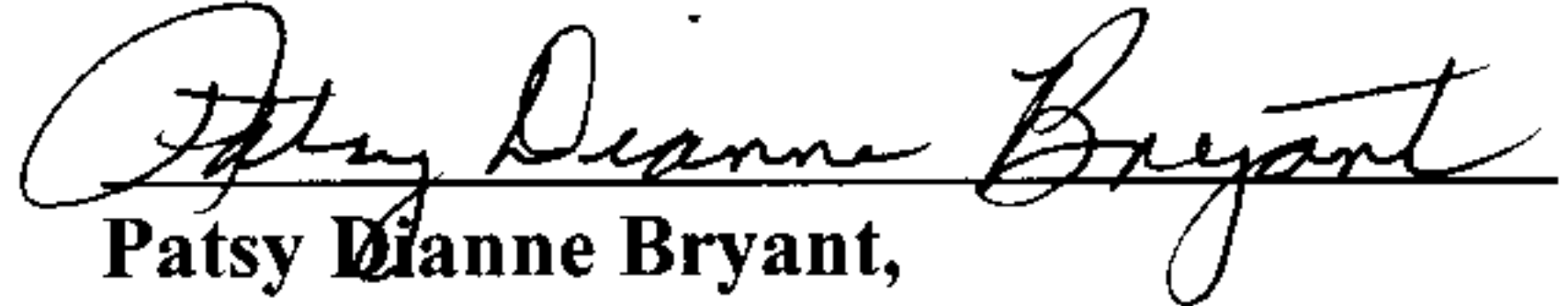
Shelby County, AL 02/20/2018
State of Alabama
Deed Tax: \$74.50


20180220000054290 1/3 \$95.50
Shelby Cnty Judge of Probate, AL
02/20/2018 11:48:39 AM FILED/CERT

IN WITNESS WHEREOF, we have hereunder set our hands and seals, this the 16th day of February, 2018.



Douglas M. Bryant,
Grantor



Patsy Dianne Bryant,
Grantor

**STATE OF ALABAMA,
SHELBY COUNTY,**

ACKNOWLEDGMENT

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Douglas M. Bryant** and **Patsy Dianne Bryant**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of this deed, they have executed the same voluntarily on the day the same bears date.

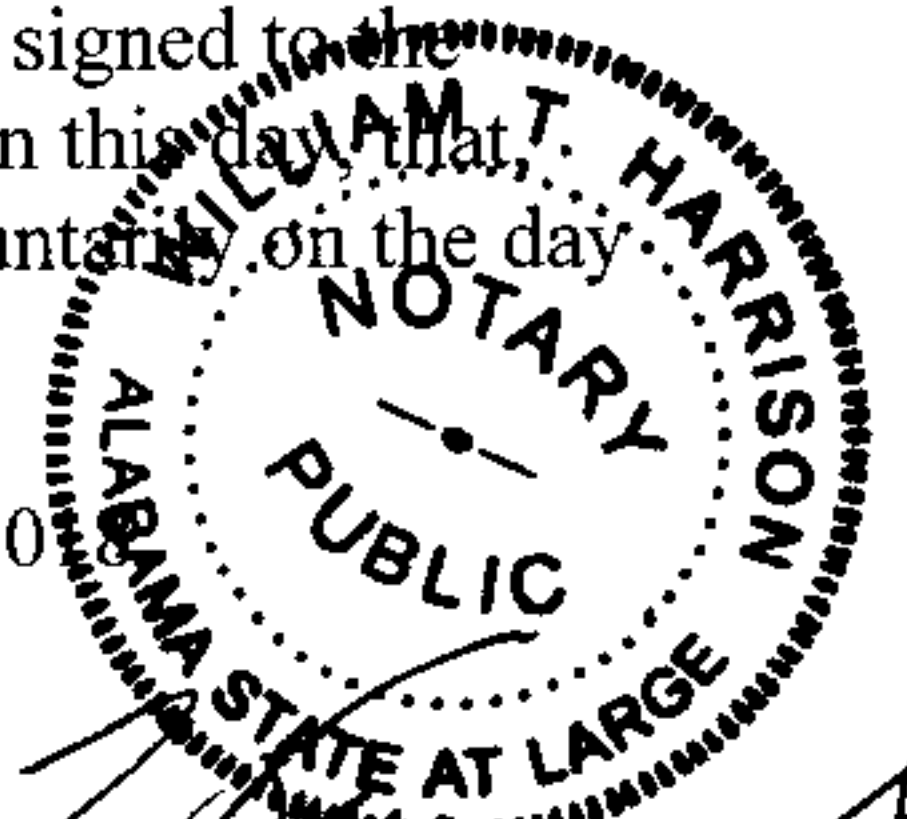
Given under my hand and official seal this the 16th day of February, 20



Notary Public

My Commission Expires:

11-20-19



20180220000054290 2/3 \$95.50
Shelby Cnty Judge of Probate, AL
02/20/2018 11:48:39 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 Douglas Bryant
Mailing Address 262 River Front St.
Shelby AL 35143

Grantee's Name Patsy Bryant
Mailing Address 262 River Front St.
Shelby AL 35143

Property Address 262 River Front St.
Shelby AL 35143

Date of Sale 2/16/18
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 148,200 / 2 = 74,100

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 2/20/2018

Print Patsy D. Bryant

Sign P. Bryant

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)



20180220000054290 3/3 \$95.50
Shelby Cnty Judge of Probate, AL
02/20/2018 11:48:39 AM FILED/CERT

Form RT-1