

This instrument was prepared by:
(Name) Joseph E. Walden, Attorney
(Address) P.O. Box 1610
Alabaster, AL 35007

Send Tax Notice to:
(Name) Linda D. Bullock
(Address) 16 Sunrise Circle
Wilsonville, AL 35186

WARRANTY DEED

STATE OF ALABAMA }
SHELBY COUNTY } **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of Five Thousand and .00/100s (\$5,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the **GRANTEE** herein, the receipt whereof is acknowledged, we,
Joe D. Bullock, Jr., and wife, Linda D. Bullock

(herein referred to as grantors) do grant, bargain, sell and convey unto

Linda D. Bullock

(herein referred to as **GRANTEE**) the following described real estate situated in SHELBY County, Alabama to-wit:

Lot 21, according to the Survey of Sunrise Cove, as recorded in Map Book 5 Page 31 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

This Deed prepared without benefit of title abstract or examination at grantee's and grantors' request.
This Deed prepared without benefit of a survey at grantee's and grantors' request.
This Deed is executed pursuant to a Divorce Agreement.

Subject to easements, restrictions, rights of way, liens and encumbrances of record.
Subject to applicable zoning and subdivision regulations, if any.
TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs, or its successors and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said **GRANTEE**, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns, or its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, We have hereunto set our hand(s) and seal(s), this 26th day of February, 2018.

WITNESS

_____(Seal) X Joe D. Bullock Jr. _____(Seal)
_____(Seal) Linda D. Bullock _____(Seal)

STATE OF ALABAMA
SHELBY COUNTY

I, Laurre A. Walden, a Notary Public in and for said County, in said State, hereby certify that Joe D. Bullock, Jr. and Linda D. Bullock, whose name(s) 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 the conveyance we executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26th day of February, 2018.

My Commission Expires:
July 7, 2021

My Commission Expires:

Laurre A. Walden
Notary Public

Real Estate Sales Validation Form

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

Grantor's Name Joe & Linda Bullock
Mailing Address 16 Sunrise Circle
Wilsonville, AL 35786

Grantee's Name Linda D. Bullock
Mailing Address 16 Sunrise Circle
Wilsonville, AL 35786

Property Address _____

Date of Sale 2-26-18
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 210,530.00

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
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other

1/2 value
\$105,265

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 _____

Print Linda D. Bullock

Sign Linda D. Bullock
(Grantor/Grantee/Owner/Agent) circle one

Unattested



20180305000070400 2/2 \$123.50
Shelby Cnty Judge of Probate, AL
03/05/2018 11:24:54 AM FILED/CERT

d by)

Form RT-1

INW90101181-S7-70