

20180306000072470  
03/06/2018 09:50:41 AM  
DEEDS 1/4

Return to:  
Title Source, Inc.  
662 Woodward Avenue  
Detroit, MI 48226

Order Number:  
64074199-4446232

**WARRANTY DEED**

3395643758

STATE OF Alabama )  
COUNTY OF Shelby )

Send Future Tax Notices to:  
1005 Copena Drive  
Pelham, AL 35124

**KNOW ALL MEN BY THESE PRESENTS:**

**WHEREAS CARROLL SHELBY JETT** did acquire title to the hereinafter described property on the 26th day of May, 1992, in that certain deed recorded October 9, 1992, in the Probate Office of Shelby County, Alabama in Instrument Number 1992-22881 and;

**WHEREAS, CARROLL SHELBY JETT** died leaving no Last Will and Testament and was survived by her sole children and only heirs-at-law, **LAUREN ELISE JETT** and **KATHLEEN ERIN JETT**; and

**WHEREAS, all of the debts and claims against the estate of CARROLL SHELBY JETT** have been paid; and

**WHEREAS, the estate of CARROLL SHELBY JETT** was not of sufficient size to incur Federal or State estate tax or inheritance tax liability; and

That for and in consideration of Ten Dollars (\$10.00) and other valuable consideration, to the undersigned Grantor, **LAUREN ELISE JETT**, an unmarried woman, and **KATHLEEN ERIN JETT**, an unmarried woman, in hand paid by the Grantee herein, the receipt of which is hereby acknowledged by said Grantor, Grantor does, by these presents grant, bargain, sell and convey unto **LISA T. JETT**, an unmarried woman, herein referred to as Grantee, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama**, to-wit:

Lot 10, Block 4, according to the Survey of Indian Wood Forest, Third Sector, as recorded in Map Book 7, Page 104, in the Probate Office of Shelby County, Alabama.

**Prior Deed Reference: Instrument Number 1992-22881.**

**Parcel ID Number: 10 5 22 0 002 022.031**

**Commonly Known As: 1005 Copena Drive, Pelham, AL 35124**

**Fair Market Value: \$178,200.00**



**The total property herein conveyed and being conveyed together with all and singular, the buildings, rights, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.**

**This conveyance is made subject to all restrictions, reservations, easements, and rights-of-way of record affecting this title to the above described property.**

**The above described property is not the homestead of the Grantor, Lauren Elise Jett, and the above described property does constitute part of the Grantor, Kathleen Erin Jett's homestead.**

**TO HAVE AND TO HOLD** unto the said Grantee, in fee simple, and Grantee's heirs and assigns forever. And grantor does for ourselves and our heirs and personal representatives covenant with the said Grantee, grantee's heirs and assigns, that grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances and that grantor has a good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs and personal representatives shall warrant and defend the same to the said Grantee, Grantee's heirs and assigns forever, against the lawful claims of all persons. The above conveyance includes all structures presently built, constructed, or set on the above described property.

The scrivener makes no warranties, nor does he express an opinion, as to the Grantor's title, or lack thereof. No survey was provided to the scrivener for the preparation of this deed. The description was provided by Title Source, Inc.

In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

**THIS SPACE INTENTIONALLY LEFT BLANK**



Attached to and becoming a part of Deed between LAUREN ELISE JETT, an unmarried woman, and KATHLEEN ERIN JETT, an unmarried woman, as Grantor(s), and LISA T. JETT, an unmarried woman, as Grantee(s).

IN WITNESS WHEREOF, the said Grantor, who is authorized to execute this conveyance hereto sets its signature and seal, this the 15 day of February, 20 18.

GRANTOR:

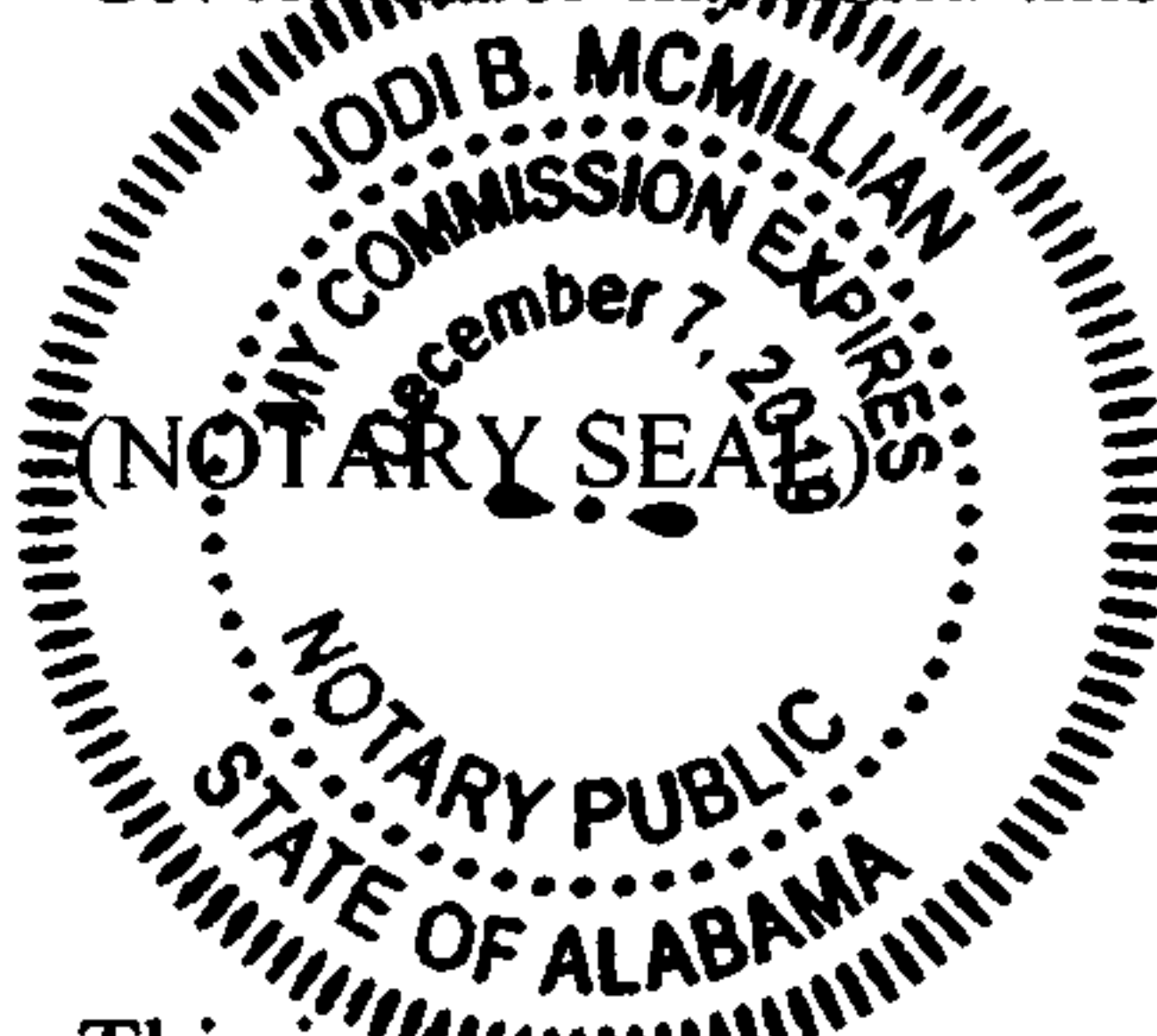
Lauren Elise Jett  
LAUREN ELISE JETT

Kathleen Erin Jett  
KATHLEEN ERIN JETT

STATE OF Alabama )  
COUNTY OF Jefferson )

I, Jodi B. McMillian, a Notary Public for the State of Alabama, do hereby certify that LAUREN ELISE JETT and KATHLEEN ERIN JETT, 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 said conveyance, executed the same voluntarily on the day the same bears date.

Given ~~under my hand~~ and this the 15 day of February, 20 18.



Jodi B. McMillian  
Notary Public Jodi B. McMillian  
My commission expires: 12/7/19

This instrument was prepared by:  
Gregory M. Varner, Esq.  
Attorney at Law  
Post Office Box 338  
Ashland, Alabama 36251  
256-354-5464



# Real Estate Sales Validation Form

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

Grantor's Name Lauren Elise Jett an unmarried woman  
Mailing Address and Kathleen Erin Jett an unmarried woman  
1005 Copena Drive  
Pelham, AL 35124

Grantee's Name Lisa T. Jett an unmarried woman  
Mailing Address 1005 Copena Drive  
Pelham, AL 35124

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Property Address 1005 Copena Drive  
Pelham, AL 35124

Date of Sale \_\_\_\_\_

Total Purchase Price \$ N/A

or

Actual Value \$ \_\_\_\_\_

or

Assessor's Market Value \$ fair market value 178,200 round up to  
next 500 = 178,500 x 001 = 178.50

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 "Revenue Commissioners FMV".

☐ 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 2/24/18

Print Lisa T. Jett

Sign X (Lisa T. Jett)

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
03/06/2018 09:50:41 AM  
S202.50 CHERRY  
20180306000072470

Print Form

Form RT-1

