

This instrument was provided by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Regina Jackson
109 Wilson Glen Rd
Wilsonville, AL 35786

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **ONE HUNDRED SIX THOUSAND DOLLARS AND ZERO CENTS (\$106,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Joyce A. Kipp, a single woman**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto, **Regina Jackson**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

Lot 2, according to the survey of Wilson's Glen, 1st Sector, as recorded in Map Book 27, Page 47, in the Probate Office of Shelby County, Alabama.

Subject to restrictions, easements and rights of way of record.

Subject to taxes for 2018 and subsequent years, easements, restrictions, rights of way and permits of record.

Joyce A. Kipp is the surviving grantee in Inst. No 2000-44452, Probate Office, Shelby County, Alabama. The other grantee, Michael E. Kipp, is deceased, having died 17 May 2015. \$104,800.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that I (we) have a 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 Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

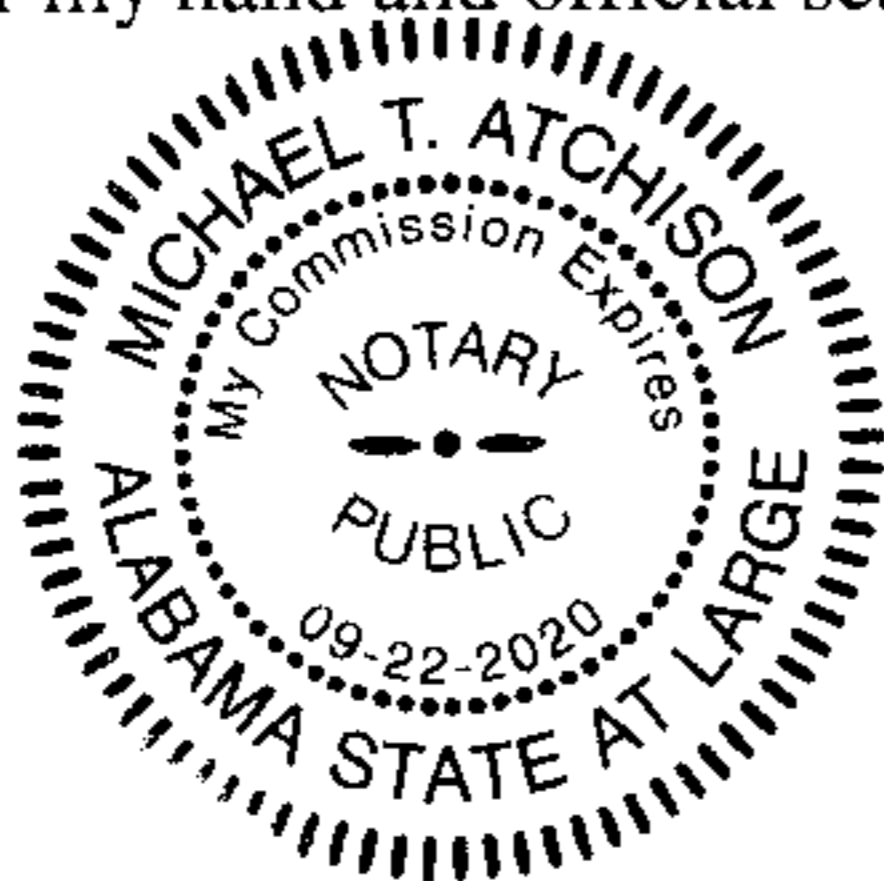
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 15th day of March, 2018.

Joyce Kipp
Joyce A. Kipp
By: Tony Moore By: Tony Moore
As Attorney in Fact

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Tony Moore as Attorney in Fact for Joyce A. Kipp, whose name(s) 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 15th day of March, 2018.



[Signature]
Notary Public
My Commission Expires: 9/22/2020

20180326000097590 1/2 \$19.50
Shelby Cnty Judge of Probate, AL
03/26/2018 11:25:41 AM FILED/CERT

Shelby County, AL 03/26/2018
State of Alabama
Deed Tax: \$1.50

Real Estate Sales Validation Form

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

Grantor's Name	<u>Joyce A. Kipp</u>	Grantee's Name	<u>Regina Jackson</u>
Mailing Address	<u>4111 County Rd 109</u> <u>Wilsonville AL 35186</u>	Mailing Address	<u>109 Wilson Glenn Rd</u> <u>Wilsonville AL 35186</u>
Property Address	<u>109 Wilson Glenn Rd.</u> <u>Wilsonville, AL 35186</u>	Date of Sale	<u>March 15, 2018</u>
		Total Purchase Price	<u>\$106,000.00</u>
		or	
		Actual Value	<u></u>
		or	
		Assessor's Market Value	<u></u>

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)

<u>xx</u> Bill of Sale	<u></u> Appraisal
<u></u> Sales Contract	<u></u> Other
<u></u> 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 of 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 March 15, 2018

Unattested

[Signature]
(verified by)

Print Joyce A. Kipp

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

POA

20180326000097590 2/2 \$19.50
Shelby Cnty Judge of Probate, AL
03/26/2018 11:25:41 AM FILED/CERT

Form RT-1