

20180406000115920 1/2 \$132.00
Shelby Cnty Judge of Probate, AL
04/06/2018 02:01:44 PM FILED/CERT

SEND TAX NOTICE TO:
Mr. and Mrs. Grady Simpson
1967 Riva Ridge Road
Helena, AL 35080

This instrument was prepared by
A. Eric Johnston, Esquire
1200 Corporate Drive, Suite 107
Birmingham, Alabama 35242

WARRANTY DEED

STATE OF ALABAMA) **KNOW ALL MEN BY THESE PRESENTS:**
SHELBY COUNTY)

That in consideration of \$1.00 and other good and valuable consideration to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **Grady Erskine Simpson** and wife, **Leta B. Simpson** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Grady Erskine Simpson or Leta Bouck Simpson, as Trustees, or any successor Trustee, of The Grady and Leta Simpson Trust dated the 3rd day of April, 2018** (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to wit:

Lot 14, according to the Map and Survey of Dearing Downs, Ninth Addition, Phase III, as recorded in Map Book 15, Page 41, in the Probate Office of Shelby County, Alabama.

Subject only to: unpaid taxes, easements, rights of way, mineral or mining rights, and other proper encumbrances of record.

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

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 3rd day of April, 2018.



Grady Erskine Simpson



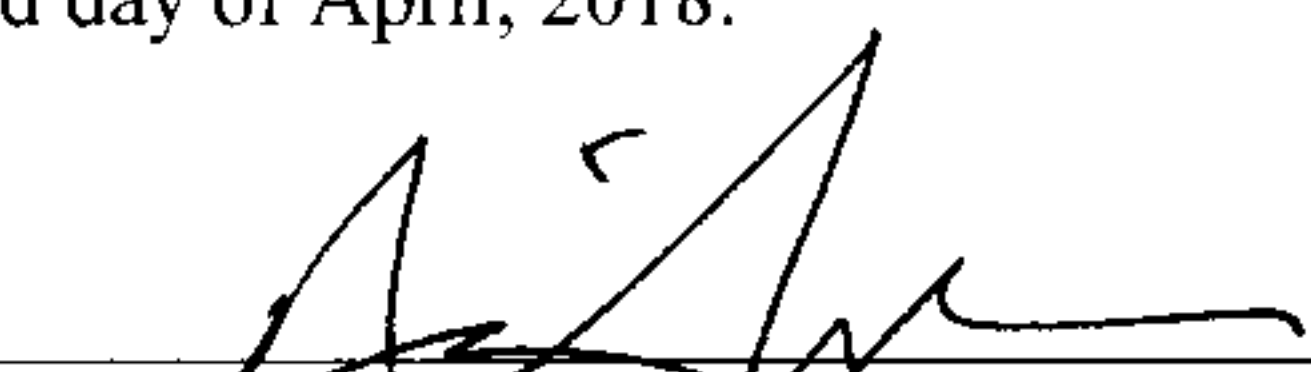
Leta B. Simpson

STATE OF ALABAMA)
SHELBY COUNTY)

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Grady Erskine Simpson** and **Leta B. Simpson**, 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 the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3rd day of April, 2018.



A. Eric Johnston, Notary Public
My Commission Expires: 10-26-2019

Real Estate Sales Validation Form

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

Grantor's Name Grady Erskine Simpson and wife,
Leta B. Simpson
Mailing Address 1967 Riva Ridge Road
Helena, AL 35080

Grantee's Name Grady Erskine Simpson or Leta Bouck
Simpson, Trustees of The Grady and
Mailing Address Leta Simpson Trust
1967 Riva Ridge Road
Helena, AL 35080

Property Address 1967 Riva Ridge Road
Helena, AL 35080

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 114,000.00

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 Tax Assessor's Notice

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 in property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest in property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest in 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, including 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 4.3.18

Print A. Eric Johnston

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1



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