

20180419000131850
04/19/2018 12:19:04 PM
DEEDS 1/3

Send tax notice to:
Richard A. Doucette
213 Shalimar Circle
Alabaster, AL 35007

PEL1800164
This instrument prepared by:
Stewart & Associates, P.C./S. Kent Stewart
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

STATE OF ALABAMA
Shelby COUNTY

WARRANTY DEED

value \$162,300

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten Thousand and no/100 (\$10,000.00) in hand paid to the undersigned, Sandra Doucette fka Sandra W. Flynn and Richard A. Doucette, Wife and Husband(hereinafter referred to as "Grantors"), by Richard A. Doucette (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 30, according to the Map of Shalimar Point, as recorded in Map Book 14, Page 105, in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama.

SUBJECT TO:
ADVALOREM TAXES DUE OCTOBER 01, 2018 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS
OF RECORD.

Sandra Doucette is one and the same person as Sandra W. Flynn, Grantee in that certain deed recorded in Instrument No 20071206000552650.

TO HAVE AND TO HOLD to Grantee, his heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantee, his heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that it is free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators and assigns shall warrant and defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantors have set their signature and seal on this the 13th day of April, 2018.



Sandra Doucette fka Sandra W. Flynn

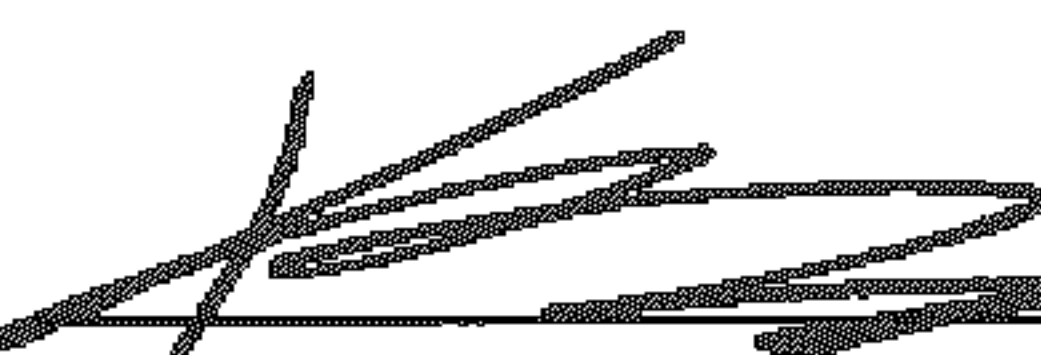


Richard A. Doucette

STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Sandra Doucette fka Sandra W. Flynn and Richard A. Doucette, Wife and Husband, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 13th day of April, 2018.



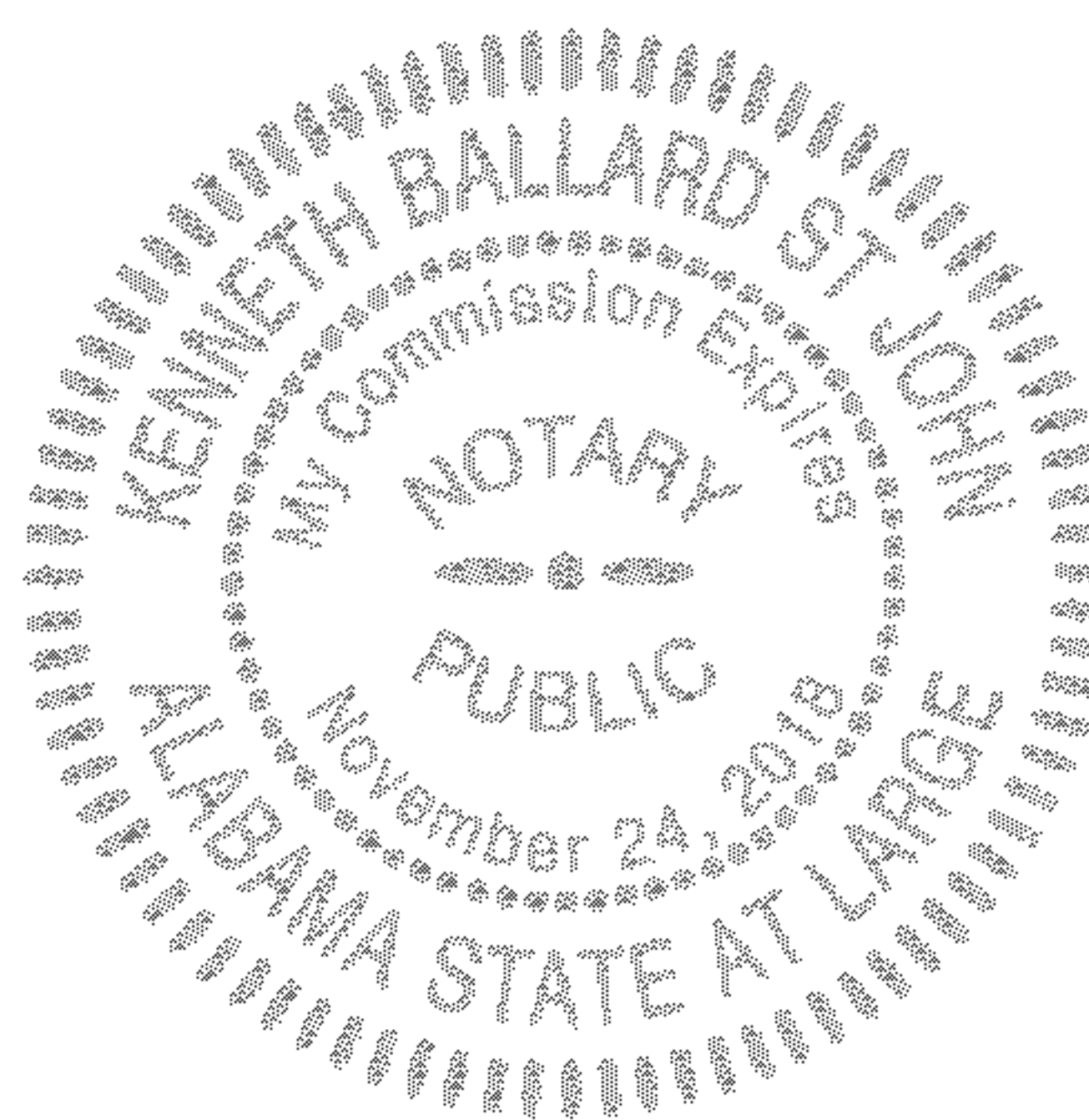
Notary Public

Print Name:

Kenneth Ballard St John

Commission Expires:

11/24/2018



Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name	<u>Sandra Doucette</u>	Grantee's Name	<u>Richard A. Doucette</u>
Mailing Address	<u>Richard A. Doucette</u> <u>213 Shalimar Circle</u> <u>Alabaster, AL 35007</u>	Mailing Address	<u>213 Shalimar Circle</u> <u>Alabaster, AL 35007</u>
Property Address	<u>213 Shalimar Circle</u> <u>Alabaster, AL 35007</u>	Date of Sale	<u>4/13/18</u>
		Total Purchase Price	<u>\$ 162,300.00</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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input checked="" type="checkbox"/> Other Tax Assessor's Value
<input type="checkbox"/> 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 4/13/18Print Courtney SnowUnattestedSign 
(Grantor/Grantee/Owner/Agent) circle one

(verified by)



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
04/19/2018 12:19:04 PM
\$183.50 CHERRY
20180419000131850

Form RT-1