

SEND TAX NOTICE TO:
Anthony D. Rima and
1104 Amberly Woods Drive
Hoover, AL 35226

This instrument prepared by:
Frank Steele Jones
Frank Jones & Associates, LLC
500 Southland Drive, Suite 230
Hoover, AL 35226

20180507000155120
05/07/2018 01:12:04 PM
DEEDS 1/3

WARRANTY DEED

State of Alabama

)

) **KNOW ALL MEN BY THESE PRESENTS:**

Shelby County

)

That in consideration of **One Hundred Ninety-Five Thousand Dollars and Zero cents (\$195,000.00)**, and other good and valuable considerations to the undersigned Grantors, in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, **Tereasa Grimes Rima, a married woman, FKA Tereasa M. Grimes** (hereinafter referred to as the "Grantors" whether one or more), grants, bargains, sells and conveys unto **Anthony D. Rima** (hereinafter referred to as the "Grantee"), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

Lot 32, according to the Survey of Amberley Woods, First Sector, as recorded in Map Book 18, Page 137, in the Office of the Judge of Probate of Shelby County Alabama; being situated in Shelby County, Alabama.

Subject to ad valorem taxes for the years 2017, and subsequent years, easements, restrictions, covenants, rights of way, and limitations of record.

Mineral and mining rights excepted.

\$191,468.00 of the above mentioned purchase price was paid for from mortgage loan(s) closed simultaneously herewith.

Tereasa M. Grimes is one in the same person as Tereasa Grimes Rima.

The subject property is not the homestead of the grantor nor that of her spouse.

TO HAVE AND TO HOLD to the said Grantee, as fee simple owner, his 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 the 27th day of April, 2018

Tereasa Grimes Rima (SEAL)
Tereasa Grimes Rima

State of Alabama)

) General Acknowledgment

Shelby County)

I, **Frank Steele Jones**, a Notary Public in and for said County, in said State, hereby certify that **Tereasa Grimes Rima** 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 the conveyance, she, executed the same voluntarily for and as her own act on the day the same bears date.

Given under my hand and official seal this the **27th day of April, 2018**.

(SEAL)

[Signature]
Notary Public
My Commission Expires: **3/14/2019**

FILE NO: 2018073

FRANK STEELE JONES
Notary Public, Alabama State At Large
My Commission Expires March 14, 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 Tereasa Grimes Rima
Mailing Address 120 Kilkerran Lane
Pelham, AL 35124

Grantee's Name Anthony D. Rima
Mailing Address 1104 Amberley Woods Drive
Helena, AL 35080

Property Address 1104 Amberley Woods Drive
Helena, AL 35080

Date of Sale 4/27/18
Total Purchase Price \$ 195000
or
Actual Value \$

20180507000155120 05/07/2018 01:12:04 PM DEEDS 3/3 or
Assessor's Market Value \$

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
☐ 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 4/27/18

Print Suzanna Brooke Deaton

Unattested

Sign Suzanna Brooke Deaton
(Grantor/Grantee/Owner **Agent**) circle one



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
05/07/2018 01:12:04 PM
\$25.00 CHERRY
20180507000155120

(verified by)

[Signature]

Form RT-1