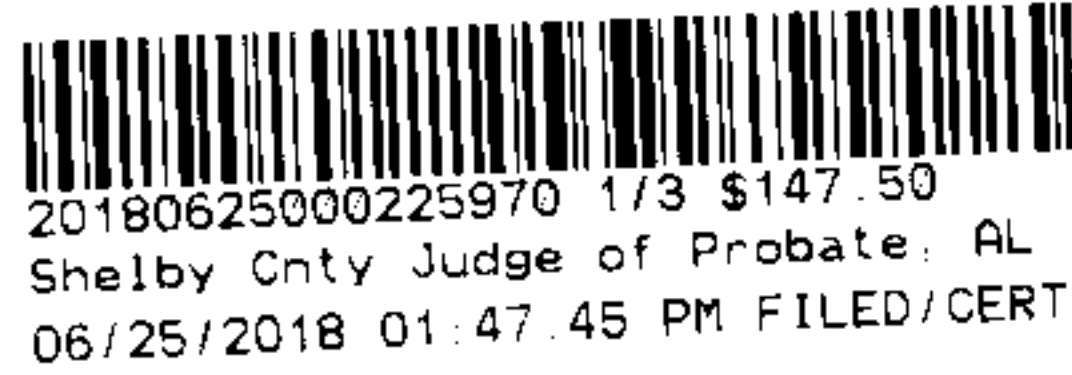


Parcel I.D. #:



Send Tax Notice To: Katherine E. Vanderslice  
109 Wild Ivy Lane  
Maylene, AL 35114

## WARRANTY DEED

STATE OF ALABAMA     )  
                                      )  
COUNTY OF SHELBY    )

Know all men by these presents, that in consideration of the sum One Hundred Twenty Five Thousand Three Hundred Twenty Dollars and 00/100 (\$ 125,320.00), the receipt of sufficiency of which are hereby acknowledged, that **Virginia Ruth Curry and Jerrad Allen Curry, a married couple**, hereinafter known as GRANTOR, does hereby bargain, grant, sell and convey the following described real property being situated in Shelby County, Alabama, to **Katherine Elaine Vanderslice**, hereinafter known as the GRANTEE;

*Lot 1 of the Curry Family Subdivision, a two family subdivision situated in the NW 1/4 of the SE 1/4, Section 12, Township 21 South, Range 3 West, Shelby County, Alabama, as recorded in Map Book 49, Page 10 in the Office of the Judge of Probate of Shelby County, Alabama.*

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

**This deed is subject to the existing life estate previously granted to Rick & Yvone Vanderslice on 21 January, 2016, and recorded in Instrument # 20160310000078120, in the Shelby County Probate Judge's Office and convey's the Grantor's remainder interest in the above described property to the Grantee herein.**

The legal description was provided by the GRANTOR and was taken from that certain survey performed by Rodney Shiflett, P.L.S., # 21784, on or about 08 January, 2018. This deed was prepared without the benefit of a title search.

TO HAVE AND TO HOLD to the said GRANTEE together with every contingent remainder and right of reversion.

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;

Shelby County, AL 06/25/2018  
State of Alabama  
Deed Tax: \$126.50

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 person.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, on this the 25 Day of June, 2018.

Virginia Ruth Curry  
Virginia Ruth Curry  
GRANTOR

Jerrad Allen Curry  
Jerrad Allen Curry  
GRANTOR

STATE OF ALABAMA     )  
                                          )  
COUNTY OF SHELBY     )

I, the undersigned, a Notary Public in and for said State, do hereby certify that *Virginia Ruth Curry* and *Jerrad Allen Curry*, a married couple, whose name is signed to the foregoing conveyance, and who is personally known to me, acknowledged before me and my official seal of office, that she did execute the same voluntarily on the day the same bears date.

Given under my hand and official seal of office on this the 25<sup>th</sup> Day of June, 2018.

Rebecca June  
NOTARY PUBLIC  
My Commission Expires: 18 March, 2020

This Instrument Prepared By:

Clint C. Thomas, P.C.  
Attorney at Law  
P.O. Box 1422  
Calera, AL 35040

Closing did not occur in the office of the preparer.

# Real Estate Sales Validation Form

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

Grantor's Name Virginia Curry  
Mailing Address 1451 Old Hwy. 31  
Alabaster, AL 35009

Grantee's Name Katherine Vandeshree  
Mailing Address 109 Wild Turkey Ln.  
Mayhem, AL 35714

Property Address 1449 Old Hwy. 31  
Alabaster, AL 35009

Date of Sale 6/22/18

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 126,320.00

The purchase price or actual value claimed on this form can be verified in the following documents and evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale  
☐ Sales Contract  
☐ Closing Statement

☐ Appraisal  
☒ Other Tax Records

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, 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 6/22/18

Print Virginia Ruth Curry

Sign Virginia Ruth Curry  
(Grantor/Grantee/Owner/Agent) circle



20180625000225970 3/3 \$147.50  
Shelby Cnty Judge of Probate, AL  
06/25/2018 01:47:45 PM FILED/CERT

Certified by)