


NO CERTIFICATION AS TO TITLE

Send Tax Notice to: Douglas H. Cooner
4309 Bent River Parkway
Hoover, Alabama 35216


20180629000232600 1/3 \$143.50
Shelby Cnty Judge of Probate, AL
06/29/2018 10:23:07 AM FILED/CERT

QUIT CLAIM WARRANTY DEED

STATE OF ALABAMA)
JEFFERSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One hundred (\$100.00) and other good and valuable consideration of the undersigned Grantor(s), paid by the Grantee herein, the receipt whereof is acknowledged, I, **Victoria Arango**, (a married woman), do grant, bargain, sell and convey unto **Douglas H. Cooner**, (my husband), (100% interest) in the following described real estate, situated in Shelby County, Alabama with address of: 4309 Bent River Parkway, Hoover, AL 35216, with legal description to wit:

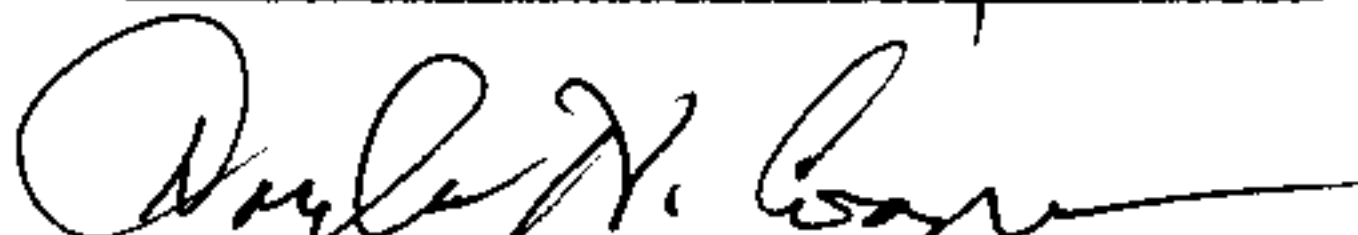
Bent River PH 4; P Lot: 135; Map Book 41 Page: 064 S:20 T: 19S R:02W Acres: 0.1728 Dim: 80.79 x 110.00, recorded in the Probate Office of Shelby County, Alabama.

Subject to all easements, restrictions, covenants, encumbrances, rights of way or record: taxes for 2001 and subsequent years not yet due and payable. The current deed is recorded in the Shelby County Shelby of Probate.

And I do for ourselves and for our heirs, executors, and administrators covenant with the Grantee, her heirs and assigns forever, that we are lawfully seized in fee simple of the premises; that they are free from all encumbrances, unless otherwise noted in previous Warranty Deed, that I have 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 Grantee, her heirs and assigns forever, against the lawful claims of all persons.

Date: December 2, 2017


Grantor(s), Victoria Arango


Grantee(s), Douglas H. Cooner


STATE OF ALABAMA)
COUNTY OF JEFFERSON)

SUBSCRIBED AND SWORN before me, *Helwa Ibrahim*, A Notary Public, duly appointed, commissioned and qualified in and for said County and State, personally appeared *Victoria Arango and Douglas H. Cooner*, the above-named parties, who are known to me (or sufficiently proven to be said Affiant/s), and who acknowledged execution of the foregoing instrument for the purposes contained therein.

IN TESTIMONY WHEREOF, I have hereunto set my Hand and Notarial Seal
at Jefferson County, Alabama on this, the 2nd day of December 2017.

Commission Expires 11-19-2019 Notary Public Hekwa Housa Ibrahim

Prepared by:
Linda A. Fiveash, Esq.
1901 Richard Arrington Blvd
Birmingham, AL 35209
Off: 205-939-4141
Fax: 205-939-5418


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Real Estate Sales Validation Form

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

Grantor's Name VICTORIA ARANGO
Mailing Address 4309 BONT RIVER PKWY
HADEN, AL 35216

Grantee's Name DOUGLAS H. CONNOR
Mailing Address 4309 BONT RIVER PKWY
HADEN, AL 35216

Property Address 4309 BONT RIVER PKWY
HADEN, AL 35216

Date of Sale _____

Total Purchase Price \$ 245,000.

or

Actual Value \$ _____

or

Assessor's Market Value \$ 245,000 1/2 122,500.

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 SHELBY CO. TAX APPRAISAL

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 7/28/18

Print

Sign

DOUGLAS H. CONNOR
DH Connor

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

Form RT-1