

This Instrument Was Prepared By:
CHRISTOPHER R. SMITHERMAN, ATTORNEY AT LAW
Post Office Box 261
Montevallo, Alabama 35115
(205) 665-4357

Send Tax Notice:

STATE OF ALABAMA)
)
SHELBY COUNTY) WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Love and Affection and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, that, **Paul Fancher, as Personal Representative for the Marie S. Fancher, deceased on or about the 23rd day of November, 2015, as referenced in Shelby County Probate Court Case No. PR2016-23**, hereinafter called "Grantor," do hereby GRANT and CONVEY, unto **Paul Davis Fancher, Thomas Myron Fancher III, and Bobbie Jean Fancher** hereinafter called "Grantee", all my right, title and interest in and to the following real estate as described below:

SEE EXHIBIT A; SEE EXHIBIT B (heirship affidavit)

Tax ID: 27 5 21 4 001 006.000

Property address: 435 Pineview Road, Montevallo, Alabama 35115.

NOTE: This Instrument was prepared without benefit of title. The Legal Description was provided by the Grantors. This is not homestead property for grantors.

NOTE: Subject to all items of record. This instrument prepared pursuant to the Last Will and Testament of Marie S. Fancher, deceased.

TO HAVE AND TO HOLD to the said Grantee in fee simple forever, together with every contingent remainder and right of reversion.

The Grantors, do individually and for the heirs, executors, and administrators of the Grantors covenant with said Grantee and the heirs and assigns of the Grantee, that the Grantor is lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantors has a good right to sell and convey the said premises; that the Grantors and the heirs, executors, administrators of the Grantors shall warrant and defend the said premises to the Grantee and the heirs and assigns of the Grantee forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors has executed this Deed and set the seal of the Grantors thereto on this date the 12th day of April, 2018.

GRANTORS

Paul Davis Fancher

PAUL FANCHER AS PERSONAL REPRESENTATIVE
OF MARIE S. FANCHER

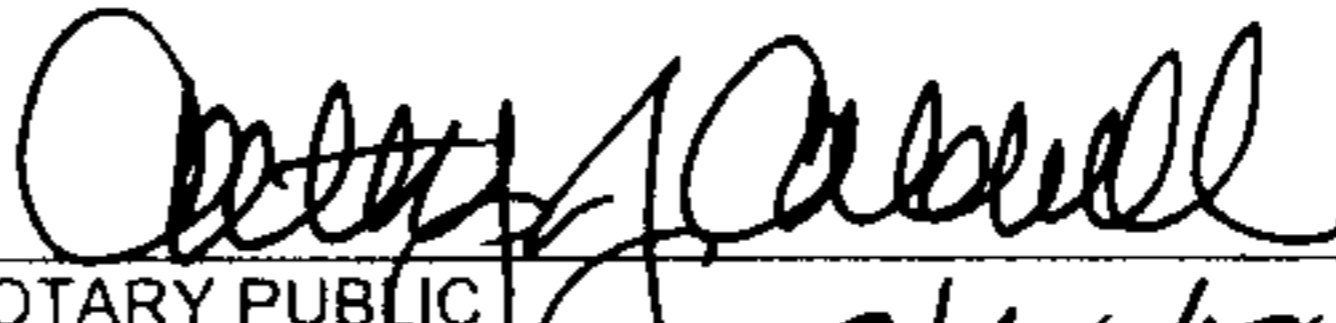
20180711000245880 1/8 \$38.00
Shelby Cnty Judge of Probate, AL
07/11/2018 09:45:20 AM FILED/CERT

STATE OF GEORGIA)
COUNTY OF FULTON)

ACKNOWLEDGMENT

I, CATHY J. CALDWELL, Notary Public for the State at Large, hereby certify that the above posted name, PAUL FANCHER, as *Executor of Estate of Marie S. Fancher*, who with authority and power of sale signed the foregoing Deed, said person known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that he executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 12th day of April, 2018.


NOTARY PUBLIC
My Commission Expires: 8/24/18





20180711000245880 2/8 \$38.00
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EXHIBIT A

Lot No. Four (4) in Block No. Two (2)

All according to Arden Subdivision to the town of Montevallo, Alabama, and subject to the restrictions and covenants heretofore made by the Montevallo Development Company in the one of said lands heretofore made and which is shown of record in Deed Book 139 on page 269, in the office of the Judge of Probate of Shelby County, Alabama.

All situated in Shelby County, Alabama.



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Affidavit of Paul Davis Fancher

My name is Paul Davis Fancher and I am a resident of Atlanta, Georgia, and am over the age of nineteen (19) years of age and I have personal knowledge of the following:

Marie S. Fancher and Thomas (Tom) Myron Fancher, Sr., were my paternal grandparents. My grandfather Tom died on or about the 24th day of March, 2004. He was survived by his wife (and my grandmother) Marie, his (and Marie's) only child Thomas (Tim) Myron Fancher Jr., and his three (3) grandchildren. There were no other next of kin.

To my knowledge, my grandfather Tom left no Last Will and Testament. He was a Shelby County resident at the time of his death and resided at 435 Pineview Road, Montevallo, Shelby County, Alabama 35115. No estate was ever probated as all of his assets were jointly held with his wife Marie. With the exception of the the aforementioned homestead property, all other assets were held with full rights of survivorship in favor of Marie.

I am familiar with my grandparents bank account at Regions Bank as sometime following my grandfather Tom's death, Marie's sister (my great aunt) Elizabeth (Doosie) Kendrick was added as an account holder. Shortly thereafter and prior to my great aunt's death in 2010, I was added as an account holder to this account.

The deed (found at the Office of Shelby County Judge of Probate at real Book 153 Page 464) to the homestead is a general warranty deed with no right of survivorship, with Tom and Marie as owners as tenants in common. I have pulled tax records from the Shelby County Tax Commission's Office and have found the homestead property to have an assessed value of \$87,500.00 in 2004 and \$87,530.00 in 2005.

My grandmother Marie passed away on the 23rd day of November, 2015, and she designated me as Executor in her Last Will and Testament. At the time of her death, she was survived by her (and Tom's) son Thomas Myron Fancher, Jr. and the three (3) grandchildren. I have probated this will (see Shelby County Case No, PR-2016-23.)

In handling these affairs as Executor, the only asset that was not exclusively in the name of Marie Fancher is the aforementioned homestead property as one half (1/2) of said property remained in the name of Thomas Myron Fancher, Sr.

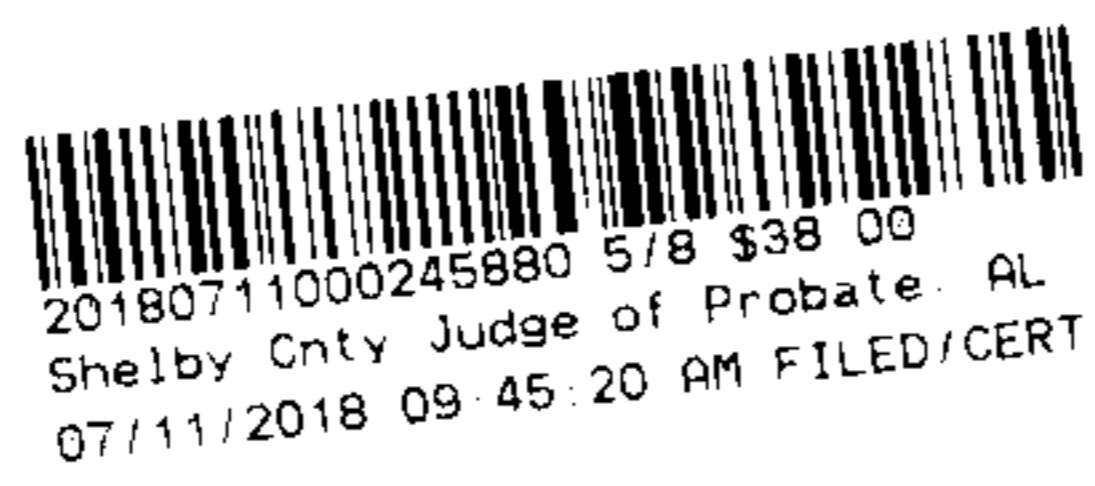


The affiant further saith not.

Paul Davis Fancher
Paul Davis Fancher

Sworn to and subscribed before me on this the 22nd day of March, 2018.

Cathy J Caldwell
Notary Public
MCE: 8/24/18





SHELBY COUNTY, ALABAMA. CITIZEN ACCESS PORTAL

- Search
- My Tax
- My Property
- My Account

PARCEL #: 27 5 21 4 001 006.000
OWNER: FANCHER T M & MARIE
ADDRESS: 435 PINEVIEW ROAD MONTEVALLO AL 35115

Land 35,000 **Baths** 1.5 **H/C Sqft** 1,000
Acres 0.000 **Imp** 52,530 **Total:** 87,530
Sales Info \$0

Tax Year: 2005

SUMMARY

ASSESSMENT

PROPERTY CLASS: 3 OVER 65 CODE: X
 EXEMPT CODE: 30 DISABILITY CODE:
 MUN CODE: 07 MONTEVALLO HS YEAR: 0
 SCHOOL DIST: 2 EXM OVERRIDE AMT: \$0.00
 OVR ASD VALUE: \$0.00

VALUE

LAND VALUE 10%: \$35,000
 LAND VALUE 20%: \$0
 CURRENT USE VALUE: \$0

CLASS 2

CLASS 3

GARAGE WOOD OR BLDG 1 Card 1: 24WCBFL 111
 \$1,330
 \$51,200

TOTAL MARKET VALUE: \$87,530

TAX INFO

	CLASS	MUNCODE	ASSD. VALUE	TAX	EXEMPTION	TAX EXEMPTION	TOTAL TAX
STATE	3	7	\$8,760	\$56.94	\$8,760	\$56.94	\$0.00
COUNTY	3	7	\$8,760	\$65.70	\$8,760	\$65.70	\$0.00
SCHOOL	3	7	\$8,760	\$140.16	\$8,760	\$140.16	\$0.00
DIST SCHOOL	3	7	\$8,760	\$122.64	\$8,760	\$122.64	\$0.00
CITY	3	7	\$8,760	\$61.32	\$8,760	\$61.32	\$0.00
FOREST	3	7	\$0	\$0.00	\$0	\$0.00	\$0.00

ASSD. VALUE: \$8,760.00

\$446.76

GRAND TOTAL: \$0.00

DEEDS

INSTRUMENT NUMBER

PAYMENT INFO

DATE	PAY DATE	TAX YEAR	PAID BY	AMOUNT
1/26/2016	2015		PAUL FANCHER	\$479.72

- QUICK LINKS**
- My Account
 - My Tax
 - My Property
 - My Account
 - My Account
 - My Account
 - My Account
 - My Account
 - My Account
 - My Account

DON ARMSTRONG
 Property Tax Commissioner

SHELBY COUNTY
 100 Depot Street
 Columbiana, AL 35051
 (205) 670-5900



Powered By: 1-800-455-6263

Shelby County, Alabama



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SHELBY COUNTY, ALABAMA. CITIZEN ACCESS PORTAL

- Search
- Add, delete
- Add, delete, insert
- Insert

PARCEL #: 27 5 21 4 001 006.000
OWNER: FANCHER T M & MARIE
ADDRESS: 435 PINEVIEW ROAD MONTEVALLO AL 35115

Land: 35,000	Baths: 1.5	H/C Sqft. 1,415
Acres: 0.000	Imp: 65,070	Total: 100,070
	Sales Info: \$0	

Tax Year: 2015 ✓

SUMMARY

ASSESSMENT

PROPERTY CLASS:	3	OVER 65 CODE:	
EXEMPT CODE:	10	DISABILITY CODE:	
MUN CODE	07 MONTEVALLLO	HS YEAR	2013
SCHOOL DIST	2	EXM OVERRIDE AMT.	\$0.00
OVR ASD VALUE:	\$0.00		

VALUE

LAND VALUE 10%	\$35,000
LAND VALUE 20%	\$0
CURRENT USE VALUE	\$0

CLASS 2

CLASS 3		
GARAGE WOOD OP	24WCBFL	\$2,170
BLDG 1 Card 1	111	\$62,900

TOTAL MARKET VALUE	\$100.070
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TAX INFO

	CLASS	MUNCODE	ASSD. VALUE	TAX	EXEMPTION	TAX EXEMPTION	TOTAL TAX
STATE	3	7	\$10,020	\$55.13	\$4,000	\$26.00	\$39.13
COUNTY	3	7	\$10,020	\$75.15	\$2,000	\$15.00	\$60.15
SCHOOL	3	7	\$10,020	\$160.32	\$0	\$0.00	\$160.32
DIST SCHOOL	3	7	\$10,020	\$140.28	\$0	\$0.00	\$140.28
CITY	3	7	\$10,020	\$70.14	\$0	\$0.00	\$70.14
FOREST	3	7	\$0	\$0.00	\$0	\$0.00	\$0.00

' ' DELINQUENT ' '

ASSD. VALUE: \$10,020.00

\$511.02

TOTAL FEE: \$9.70
GRAND TOTAL: \$479.72

DEEDS

INSTRUMENT NUMBER

PAYMENT INFO

DATE	PAY DATE	TAX YEAR	PAID BY	AMOUNT
	1/26/2016	2015	PAUL FANCHER	\$429.72

$$P_{\text{max}} = 100 \text{ W} \quad \text{and} \quad P_{\text{min}} = 10 \text{ W}$$

1. *Chlorophyll a*

- QUICK LINKS

- $\mathcal{A}_1 = \{1, 2, 3, 4, 5\}$
- $\mathcal{A}_2 = \{2, 3, 4, 5, 6\}$
- $\mathcal{A}_3 = \{3, 4, 5, 6, 7\}$
- $\mathcal{A}_4 = \{4, 5, 6, 7, 8\}$
- $\mathcal{A}_5 = \{5, 6, 7, 8, 9\}$
- $\mathcal{A}_6 = \{6, 7, 8, 9, 10\}$
- $\mathcal{A}_7 = \{7, 8, 9, 10, 11\}$
- $\mathcal{A}_8 = \{8, 9, 10, 11, 12\}$
- $\mathcal{A}_9 = \{9, 10, 11, 12, 13\}$
- $\mathcal{A}_{10} = \{10, 11, 12, 13, 14\}$

DON ARMSTRONG
Property Tax Commissioner

SHELBY COUNTY
101 Depot Street
Cincinnati, OH 45201
1205 670 6900



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Shelby Cnty Judge of Probate, AL
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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 Estate of Marie Fancher Grantee's Name Paul Fancher
Mailing Address 1261 University Dr NE Mailing Address Same as Grantor
Atlanta GA
Property Address 435 Pineview Rd Date of Sale 04/12/18
Montevallo AL Total Purchase Price \$
351K or
Actual Value \$ inheritance
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
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other

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 04/12/18

Print

Chris Smithson

Sign

[Signature]
(Grantor/Grantee/Owner/Agent) circle one



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d by)

Form RT-1