

20180906000319230  
09/06/2018 08:25:06 AM  
DEEDS 1/3

Send tax notice to:

Timothy Daivd Sizemore  
805 Treymoor Lake Ct  
Alabaster AL 35007  
PEL1800527

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

STATE OF ALABAMA  
Shelby COUNTY

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Thirty Nine Thousand Three Hundred and 00/100 Dollars (\$139,300.00)** the amount of which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned, **Margarette W. Neilsen, an unmarried woman, whose mailing address is 3071 Williams Road #105, Columbus, GA 31909** (hereinafter referred to as "Grantor"), by **Timothy David Sizemore** (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

**Lot 542, according to the Survey of Weatherly Aberdeen-Sector 18, as recorded in Map Book 21, Page 148, in the Probate Office of Shelby County, Alabama.**

**Property Address: 805 Treymoor Lake Court, Alabaster, AL 35007**

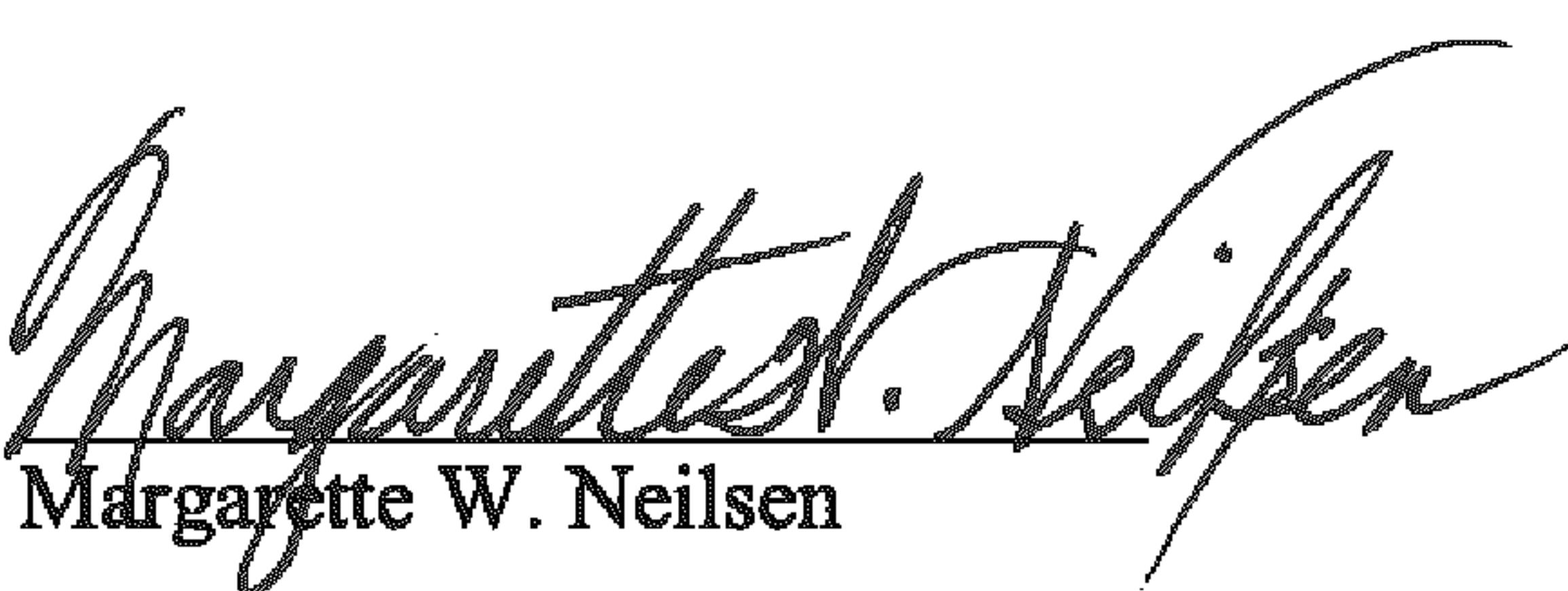
**SUBJECT TO:**  
AD VALOREM TAXES DUE OCTOBER 01, 2018 AND THEREAFTER.  
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

**\$137,365.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.**

The Grantor does for herself, her heirs and assigns, covenant with Grantee, his heirs, executors, administrators and assigns, that she is lawfully seized in fee simple of said premises; that it is free from all encumbrances except as noted above; that she has a good right to sell and convey the same as aforesaid; and that she will, and /her heirs, executors, administrators shall warrant and defend the same to the said Grantee, her heirs and assigns forever, against the lawful claims of all persons.

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

IN WITNESS WHEREOF, Grantor has set her signature and seal on this, the 30 day of August, 2018.

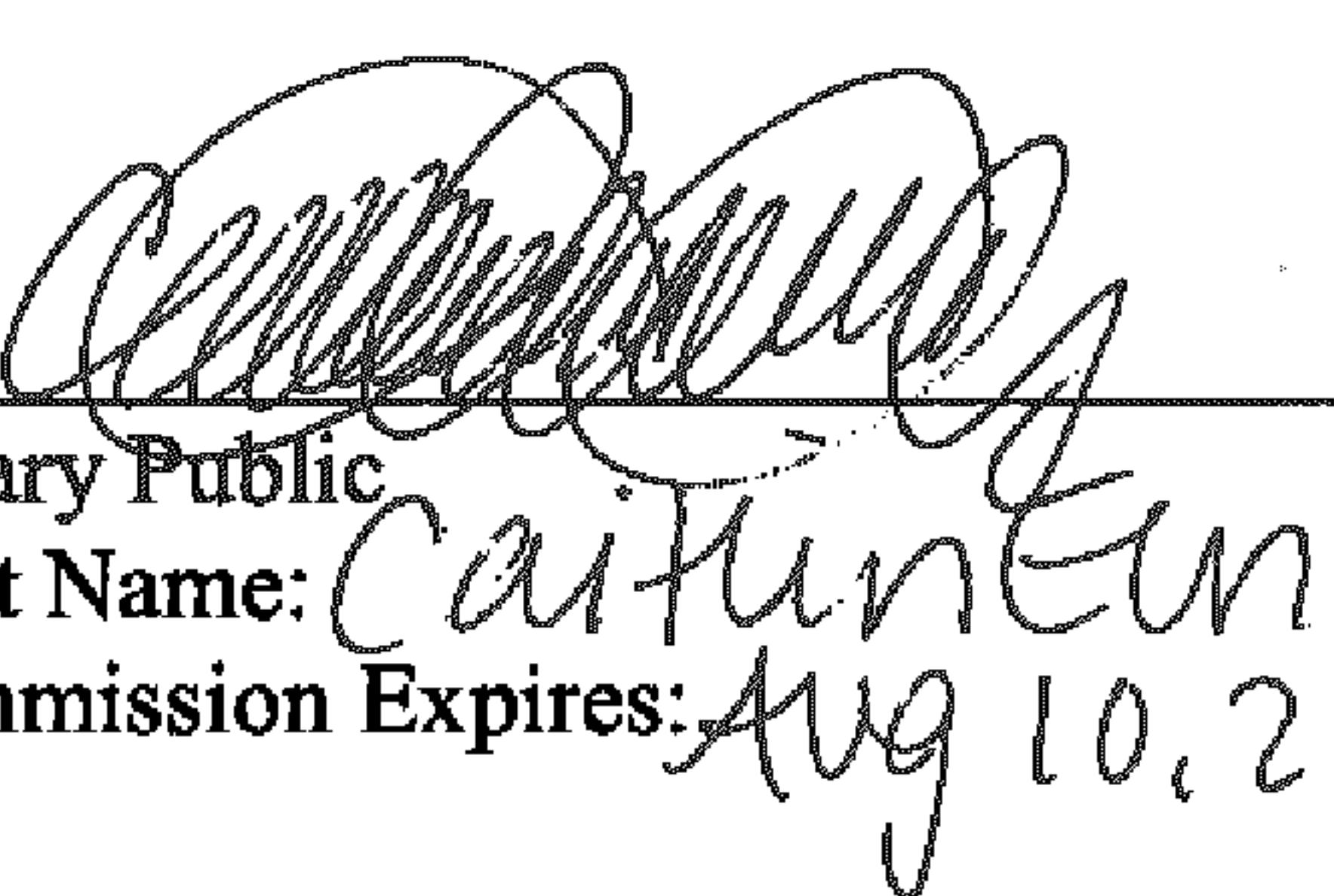
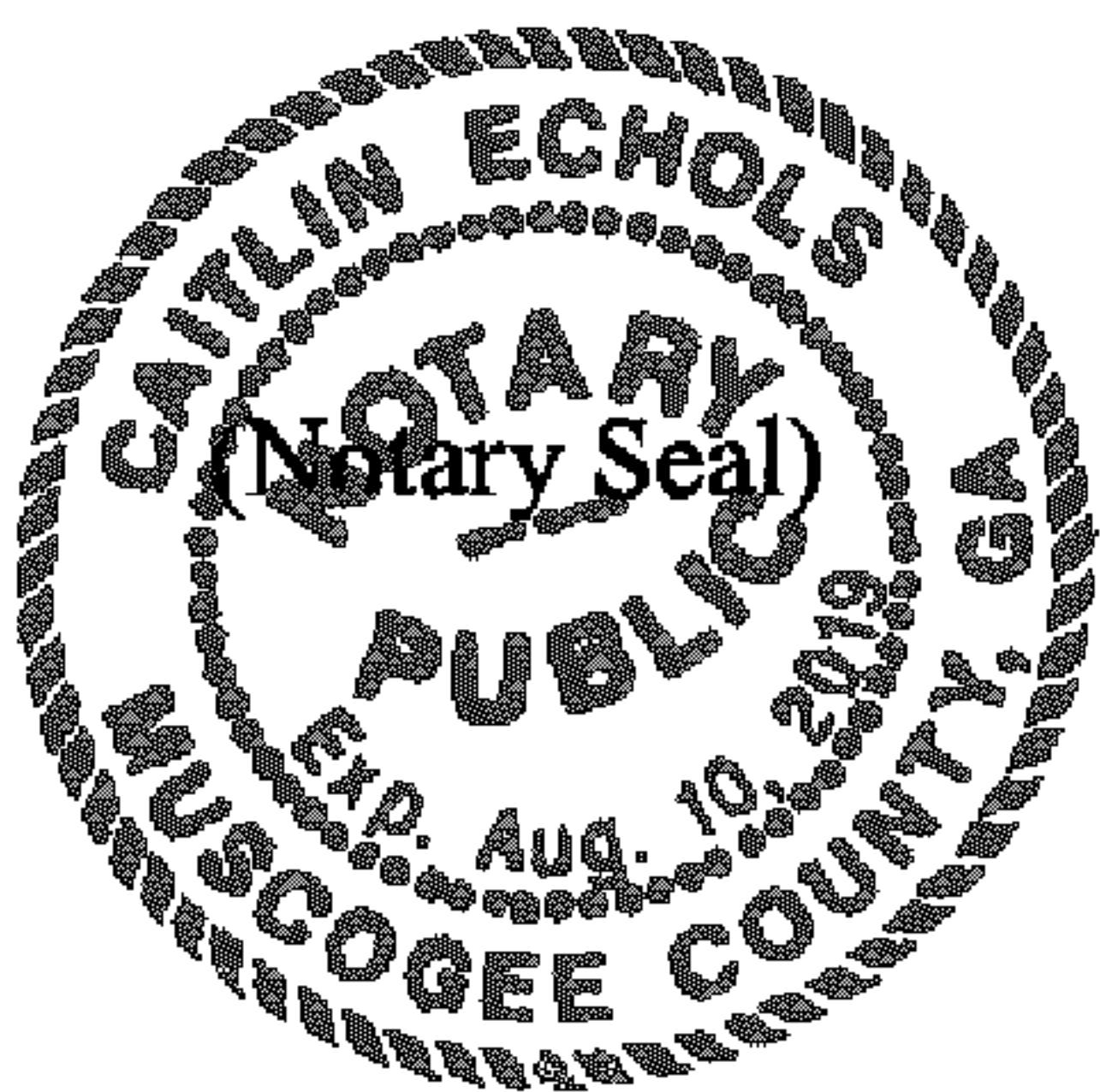


Margarett W. Nielsen

STATE OF Georgia  
COUNTY OF MUSCOGEE

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Margarett W. Nielsen**, an unmarried woman, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this, the 30 day of August, 2018.



Notary Public  
Print Name: Caitlin Echols  
Commission Expires: Aug 10, 2019



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 09/06/2018 08:25:06 AM  
 \$24.00 CHERRY  
 20180906000319230

*Allen S. Boyd*

### Real Estate Sales Validation Form

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

Grantor's Name	Margarette W. Nielsen	Grantee's Name	Timothy David Sizemore
Mailing Address	3071 Williams Road # 105	Mailing Address	805 Treymoor Lake Ct
	Columbus, GA 31909		Alabaster, AL 35007
Property Address	805 Treymoor Lake Ct	Date of Sale	8/31/18
	Alabaster, AL 35007	Total Purchase Price	\$ 139,300.00
		or	
		Actual Value	\$
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<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 8/31/18

Print Courtney Snow

Unattested

Sign Courtney Snow

(verified by)

(Grantor/Grantee/Owner/Agent, circle one)