

This instrument was prepared by:
D. Wade Ramsey, Esq.
Ramsey & Associates, L.L.C.
P.O. Box 382012
Birmingham, Alabama 35238-2012

Send Tax Notice To:
Robert B. & Lisa J. Shapiro
243 Victoria Station
Maylene, Alabama 35114

WARRANTY DEED


20180928000347920 1/2 \$175.00
Shelby Cnty Judge of Probate, AL
09/28/2018 02:33:12 PM FILED/CERT

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten and 00/100-----(\$10.00) Dollars to the undersigned Grantors in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, **Marvin Shapiro, an unmarried man**, (herein referred to as GRANTOR(S)) do hereby grant, bargain, sell and convey unto **Robert B. Shapiro and Lisa J. Shapiro**, (herein referred to as GRANTEE(S)) AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP in fee simple, the following described real estate situated in SHELBY County, Alabama, to-wit:

Lot 132, according to the Survey of Cedar Grove at Sterling Gate, Sector 2, Phase 3, as recorded in Map Book 26, Page 122, in the Probate Office of Shelby County, Alabama.

The Grantor herein is the surviving Grantee of that certain Warranty Deed filed in instrument number 2001 - 32568 in said Office of the Judge of Probate, the other named Grantee, Linda Shapiro, deceased, having died on or about July 1, 2003.

NO TITLE OPINION GIVEN

SUBJECT TO:

1. Taxes and assessments for the year 2007 and subsequent years, which are not yet due and payable.
2. Mineral and mining rights excepted.
3. Existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

And I/we do for myself/ourselves and for my/our heirs, executors and administrators covenant with the said GRANTEE(S), his, her, or their heirs and assigns, that I am/we are lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that I/we have a good right to sell and convey the same as aforesaid; that I/we will and my/our heirs, executors and administrators shall warrant and defend the same to the said GRANTEE(S), his, her, or their heirs and assigns forever, against the lawful claims of all persons.

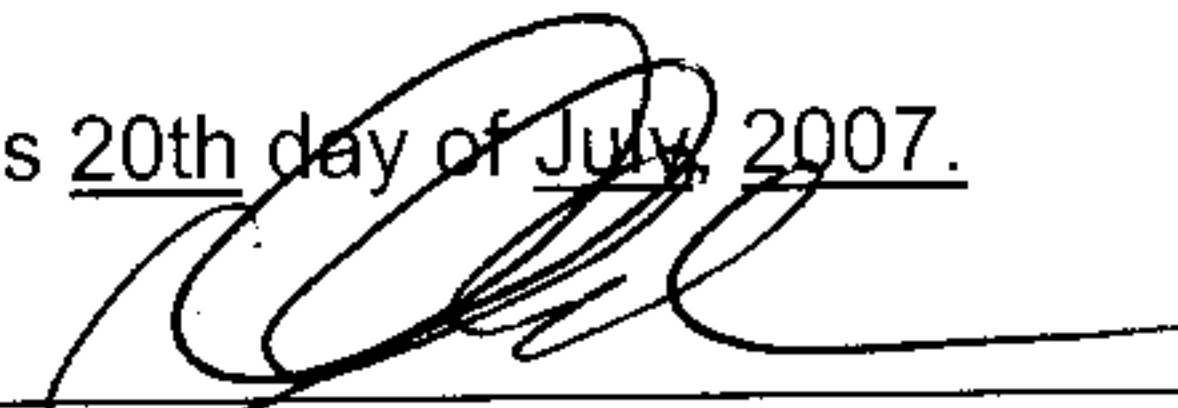
IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s) this 20th day of July, 2007.


MARVIN SHAPIRO

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that MARVIN SHAPIRO, whose name(s) is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of July, 2007.


NOTARY PUBLIC
My commission expires: 3-3-08

Real Estate Sales Validation Form

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

Grantor's Name Marvin Shapiro
Mailing Address 243 Victoria Station
Maylene, AL 35114

Grantee's Name Robert B. & Lisa J. Shapiro
Mailing Address 243 Victoria Station
Maylene, AL 35114

Property Address 243 Victoria Station
Maylene, AL 35114

Date of Sale 04/06/2018
Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$ 157,000.00



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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 Assessor. - see attached

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 5-3-18

Print D. Wade Ramsey, Esq.

☐ Unattested

Sign 

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1