


23-3-08-0-001-002.001  
23-3-08-0-001-001.001

**THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF  
CURRENT TITLE OPINION OR SURVEY**

**PREPARED BY:**  
Michael R. Lunsford  
Porterfield, Harper, Mills, Motlow  
& Ireland, P.A.  
22 Inverness Center Parkway, Suite 600  
Birmingham, Alabama 35242  
(205) 980-5000

**SEND TAX NOTICE TO:**  
Lacey's Grove Property Owners Association, Inc.  
5502 Caldwell Mill Road #A  
Birmingham, Alabama 35242

**QUIT CLAIM DEED**

  
20181001000349400 1/15 \$89.00  
Shelby Cnty Judge of Probate, AL  
10/01/2018 02:00:09 PM FILED/CERT

**STATE OF ALABAMA     )**  
**SHELBY COUNTY         )**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of Ten Dollars and 00/100 Dollars (\$10.00) and other good and valuable consideration in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, Union State Bank (hereinafter called "Grantor"), hereby remises, releases, quit claims, grants, sells, and conveys to Lacey's Grove Property Owners Association, Inc. (hereinafter called "Grantee") all of its right, title, interest and claim in or to the following described real estate, situated in Shelby County, Alabama to-wit:

Commence at the Southwest corner of the Southeast quarter of the Northeast quarter of Section 8, Township 21 South, Range 3 West, Huntsville Principal Meridian, Shelby County, Alabama; thence North 01° 08' 57" East, along and with the East line of said quarter-quarter section, 1326.32 feet to a point, said point being the Point of Beginning; thence continue North 01° 08' 57" East along the West line of the Northeast quarter of the Northeast quarter of said Section 8 for a distance of 1324.48 feet to a point at the Northwest corner of said quarter-quarter section; thence South 88° 15' 09" East along the North line of said quarter-quarter section, 1336.32 feet to the Northeast corner of said Section 8; thence South 89° 08' 15" East along and with the North line of the Northwest quarter of the Northwest quarter of Section 9, Township 21 South, Range 3 West, Huntsville Principal Meridian, Shelby County, Alabama, 808.87 feet to a point in the centerline of Beaver Dam Creek; thence Southerly and Easterly along the centerline of said Beaver Dam Creek the following 19 calls: South 06° 18' 21" West, 84.48 feet to a point; thence North 79° 28' 30" West, 44.25 feet to a point; thence South 75° 17' 28" West, 51.07 feet to a point; thence South 26° 41' 24" West, 51.48 feet to a point; thence South 06° 57' 58" West, 14.02 feet to a point; thence South 73° 30' 09" East, 26.77 feet to a point; thence South 52° 33' 57" East, 121.10 feet to a point; thence South 07° 05' 54" West, 48.55 feet to a point; thence South 60° 00' 07" East, 33.24 feet to a point; thence South 24° 37' 24" East, 93.31 feet to a point; thence South 64° 08' 32" East, 58.15 feet to a point; thence South 27° 00' 36" East, 39.50 feet to a point; thence South 18° 03' 07" West, 42.69 feet to a point; thence South 45° 18' 54"

Shelby County, AL 10/01/2018  
State of Alabama  
Deed Tax: \$32.00



East, 85.64 feet to a point; thence South 40° 39' 55" East, 135.24 feet to a point; thence South 30° 02' 38" West, 31.16 feet to a point; thence South 31° 22' 04" West, 17.00 feet to a point; thence South 73° 15' 54" West, 115.67 feet to a point; thence South 35° 42' 48" East, 108.55 feet to a point thence leaving said Beaver Dam Creek centerline, South 89° 53' 10" West, 919.55 feet to a point; thence North 88° 36' 16" West, 125.19 feet to a point; thence South 01° 16' 01" West, 503.45 feet to a point on the South line of the Northeast quarter of the Northeast quarter of Section 8, Township 21 South, Range 3 West, Huntsville Principal Meridian, Shelby County, Alabama; thence along and with said South quarter-quarter section line North 88° 14' 04" West, 1211.57 feet to the Point of Beginning.

The following parcels of property are less and excepted from the above conveyance:

LESS AND EXCEPT PARCEL A: Lots 82 through and including Lot 98; Lot 112; Lots 123 and 124; Lots 144 through and including Lot 161; and Lots 163 through and including Lot 220, of the Survey of Lacey's Grove Phase 2, as recorded in map Book 38, page 19, in the Office of the Judge of Probate of Shelby County, Alabama

LESS AND EXCEPT PARCEL B: Lots 103 through and including Lot 111, Lots 113 through and including Lot 122, Lots 125 through and including Lot 143 and Lots 99 through and including Lot 101, of the Survey of Lacey's Grove, Phase 2, as recorded in Map Book 38, Page 19, in the Office of the Judge of Probate of Shelby County, Alabama.

LESS AND EXCEPT PARCEL C: Also that certain parcel adjoining Lot 103, situated in the Northwest ¼ of the Northwest ¼ of Section 9, Township 21 South, Range 3 West and being more particularly described as follows:

Commence at the Northeast corner of Lot 103 and proceed South 70 Degrees East for a distance of 71.81 Feet to a point; thence proceed South 38 Degrees West for a distance of 180 Feet to a point on the Northerly right of way of Crider Rd.; thence proceed in a Northwesterly direction along Crider Rd. to the Southeast Corner of said Lot 103; thence proceed in a Northeasterly direction along the Eastern lot line of Lot 103 to the Point of Beginning.

LESS AND EXCEPT PARCEL D: a gravel road situated in the NW ¼ of the NW ¼ of Section 9, Township 21 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

*Easement*

Commence at a 3" capped pipe at the NW corner of Section 9, Township 21 South, Range 3 West, Shelby County, Alabama; thence S 89°07'55" E along the north line of the NW ¼ of the NW ¼ of said section a distance of 20.50 feet to a rebar capped RCFA; thence S 89°07'55" E along the north line of said 1/4-1/4

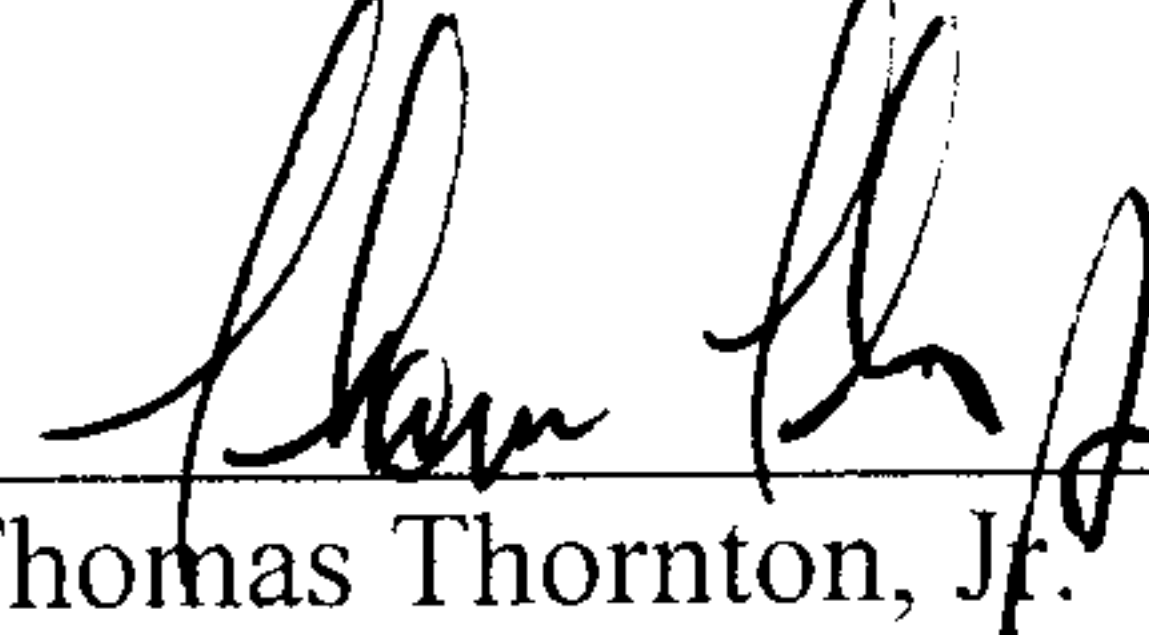
section a distance of 385.36 feet to the center line of a stream that is a tributary to Beaverdam Creek; thence S 48°04'59" W along said centerline and leaving said 1/4-1/4 section a distance of 15.07 feet; thence S 02°45'12" E along said centerline a distance of 43.86 feet; thence S 04°22'37" E along said centerline a distance of 53.36 feet; thence S 00°48'03" E along said centerline a distance of 41.70 feet; thence S 61°41'59" W along said centerline a distance of 25.07 feet; thence S 82°35'08" W along said centerline a distance of 29.81 feet; thence S 47° 51'28" W along said centerline a distance of 54.39 feet; thence S 02°51'49" E along said centerline a distance of 44.93 feet; thence N 75°10'33" E along said centerline a distance of 22.09 feet; thence N 80°59'41" E along said centerline a distance of 53.58 feet; thence S 47°40'41" W along said centerline a distance of 70.88 feet; thence S 12°46'44" E along said centerline a distance of 17.30 feet; thence S 52°55'36" E along said centerline a distance of 54.87 feet; thence S 18°07'40" E along said centerline a distance of 46.05 feet; thence S 39°09'58" W along said centerline a distance of 46.33 feet to the POINT OF BEGINNING of the centerline of a 20' ingress and egress easement lying 10 feet either side of and parallel to the following described centerline, said centerline also being the centerline of an existing dirt road; thence N 64°47'45" W along the centerline of said easement and dirt road, leaving the centerline of said stream for a distance of 221.23 feet to the northerly line of a future road extension of a 60 foot wide right of way recorded as Crider Road and the END of said easement.

Grantor, Union State Bank, specifically makes this conveyance subject to the Ingress and Egress Easement as described and granted by the Easement attached as Exhibit A to this Deed. In addition, Grantor reserves the Easement described in Exhibit A from the conveyance made in this Quit Claim Deed.

TO HAVE AND TO HOLD unto the said GRANTEE, its heirs and assigns forever.

Given under my hand and seal, this the 26<sup>th</sup> day of September, 2018.

UNION STATE BANK

  
By: Thomas Thornton, Jr.  
Its: Vice President



20181001000349400 3/15 \$89.00  
Shelby Cnty Judge of Probate, AL  
10/01/2018 02:00:09 PM FILED/CERT




STATE OF ALABAMA       )  
COUNTY OF SHELBY       )

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Thomas Thornton, Jr. whose name as Vice President of **Union State Bank** is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he, as such officer and with full authority, executed for and as the act of said corporation.


Given under my hand and official seal this the 26<sup>th</sup> day of September, 2018.

Tena R. Hopfenster  
Notary Public  
My Commission Expires: July 7, 2021

MY COMMISSION EXPIRES JULY 7, 2021

  
20181001000349400 4/15 \$89.00  
Shelby Cnty Judge of Probate, AL  
10/01/2018 02:00:09 PM FILED/CERT

**EXHIBIT A TO QUIT CLAIM DEED  
DATED SEPTEMBER 26, 2018**

  
20181001000349400 5/15 \$89.00  
Shelby Cnty Judge of Probate, AL  
10/01/2018 02:00:09 PM FILED/CERT

This instrument prepared by:  
Michael R. Lunsford  
22 Inverness Center Parkway  
Suite 600  
Birmingham, Alabama 35242

**STATE OF ALABAMA     )**

**COUNTY OF SHELBY     )**

**INGRESS AND EGRESS EASEMENT**

KNOW ALL MEN BY THESE PRESENTS, that the undersigneds, the **LACEY'S GROVE PROPERTY OWNER'S ASSOCIATION, INC.** and the **LACEY'S GROVE HOMEOWNERS' ASSOCIATION, INC.** ("Grantors"), in consideration of the sum of One (\$1.00) Dollar and other valuable consideration in hand paid by **UNION STATE BANK** (the "Grantee"), the receipt and sufficiency whereof are hereby acknowledged, Grantor does hereby grant, bargain, sell, and convey for the benefit of the Grantee and its successors in title and assigns, a perpetual, non-exclusive easement for utilities (installation and maintenance) and ingress and egress by pedestrian and/or vehicle, in, on, along, over, through and across the lands of Grantor situated in the County of Shelby, State of Alabama as more particularly described on Exhibit "A" attached hereto and made a part hereof (the "Property") and depicted on Exhibit "B" attached hereto and made a part hereof. The easement granted herein is for the purposes of providing vehicular and other necessary ingress and egress to and from certain real property now owned by the Grantee, said property of the Grantee being more particularly described in the Mortgage Foreclosure Deed attached as Exhibit "C" and incorporated herein, and to provide for access for the installation and maintenance of utility service to said property described in the Mortgage Foreclosure Deed attached as Exhibit C.

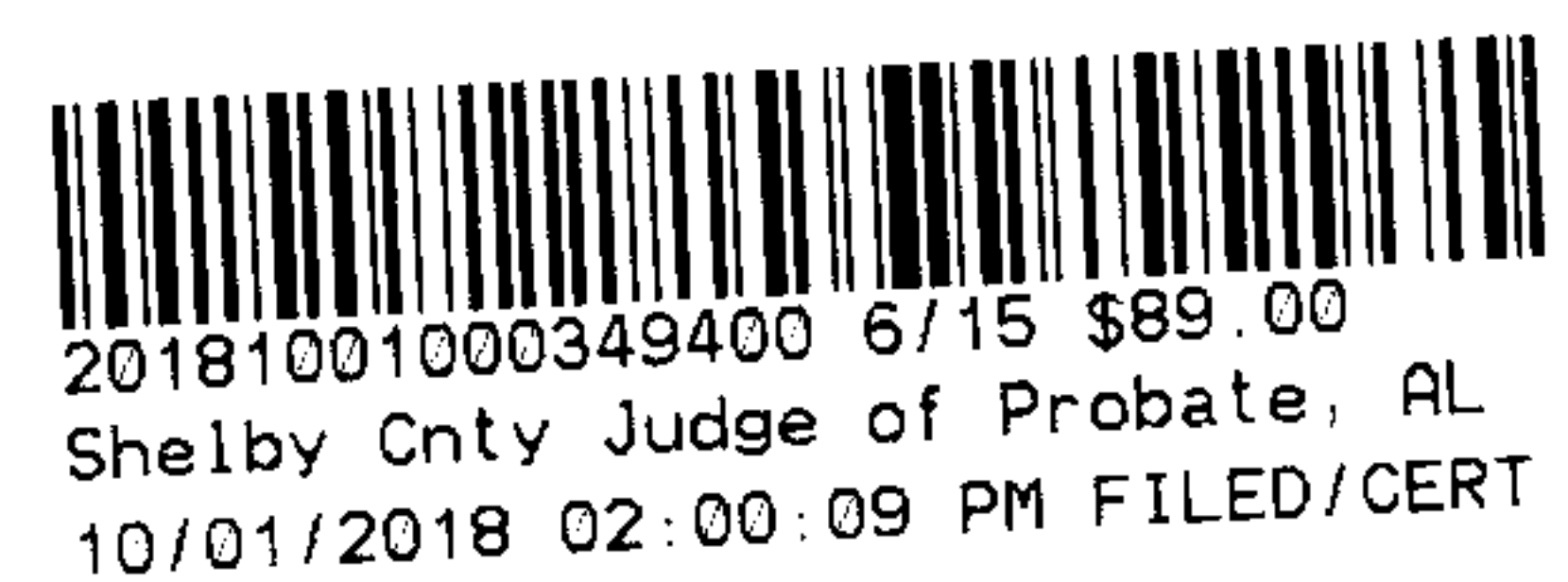
TO HAVE AND TO HOLD said easement unto said Grantee, its successors in title and assigns, forever, together with all other rights and privileges necessary or convenient for the full enjoyment or use thereof.

Grantor covenants with Grantee, its successors in title and assigns that it is lawfully seized in fee simple of the land on which the easement is located. In addition, the Grantee and Grantors expressly state that it is the intention of the parties that the Easement granted herein be an easement appurtenant.

IN WITNESS WHEREOF, the Grantors have hereunto set its hands and seals, effective as of the date attached to its signatures:

[Signature appears on the following pages]


**GRANTOR:**





**LACEY'S GROVE HOMEOWNER'S  
ASSOCIATION, INC. AND LACEY'S GROVE  
PROPERTY OWNER'S ASSOCIATION, INC.**

9/24/2018  
Date

  
By: Jeremy McPhearson Their:  
Board Member

STATE OF ALABAMA

\*

\*

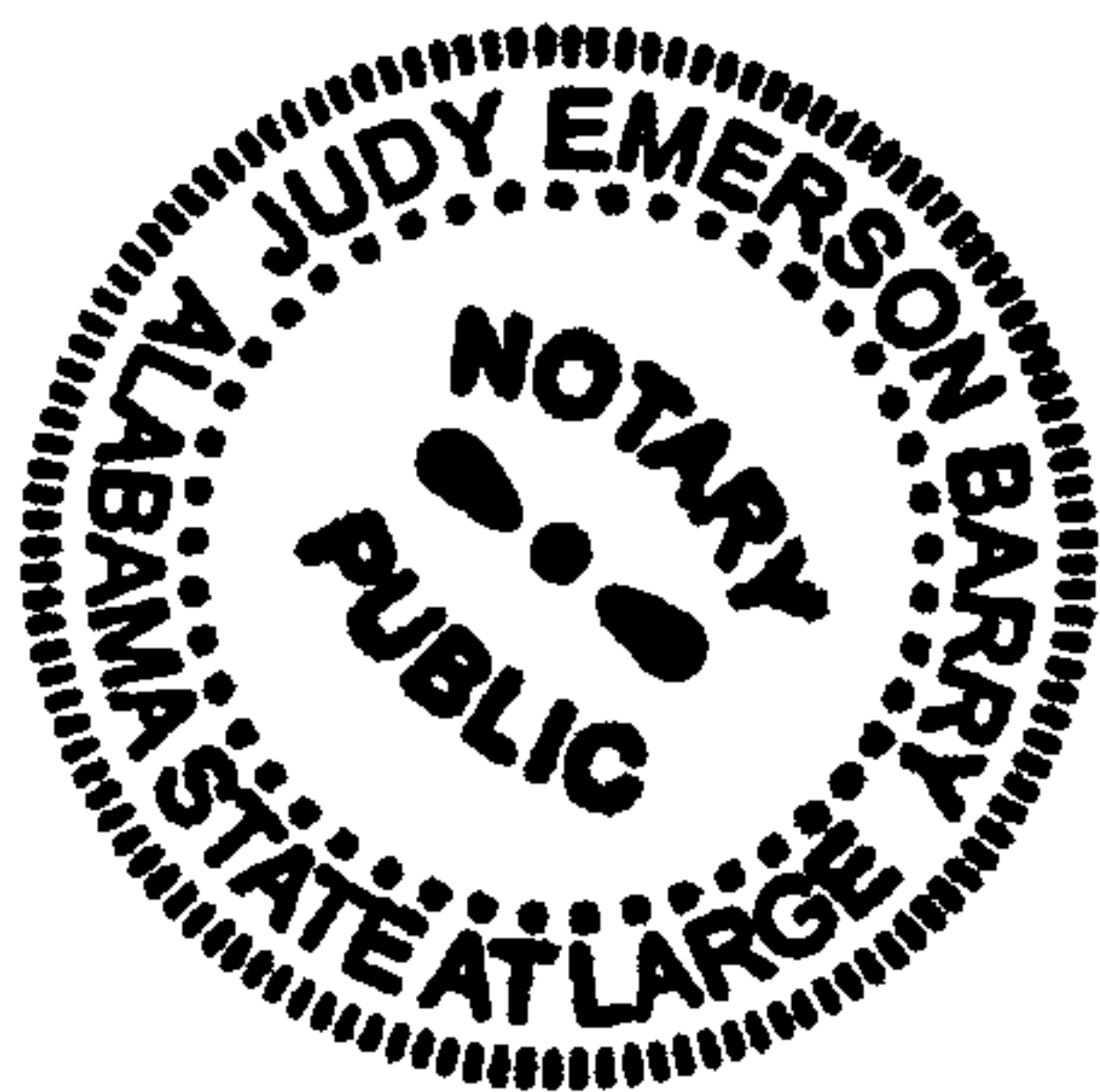
COUNTY OF SHELBY

\*

I, Judy Emerson Barry a Notary Public in and for said County in said State, hereby certify that Jeremy McPhearson, as a Board Member for both the **LACEY'S GROVE HOMEOWNER'S ASSOCIATION, INC. and the LACEY'S GROVE PROPERTY OWNER'S ASSOCIATION, INC.**, whose name is signed to the foregoing Ingress and Egress Easement conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of such instrument, he or she executed the same voluntarily on the day the same bears date.

Given under my hand and seal, this 24 day of Sept., 2018.


[SEAL]



Judy Emerson Barry  
NOTARY PUBLIC

My Commission Expires: June 7, 2021

**EXHIBIT "A"**

  
20181001000349400 7/15 \$89.00  
Shelby Cnty Judge of Probate, AL  
10/01/2018 02:00:09 PM FILED/CERT

## Legal Description of the Property

**STATE OF ALABAMA:**


**COUNTY OF SHELBY:**

A 60' ingress, egress, and utility easement situated in the NE 1/4 of Section 8, Township 21 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

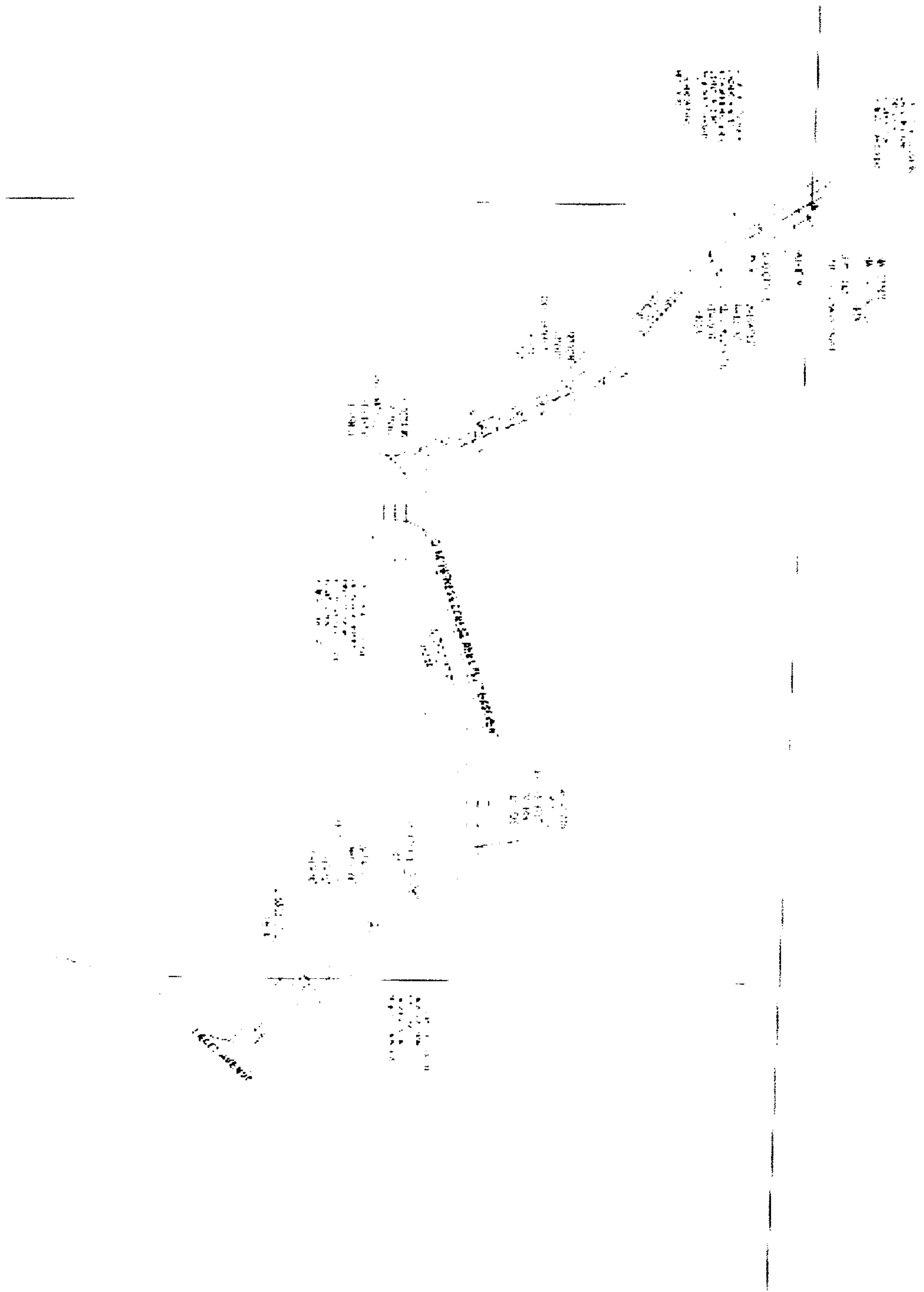
Commence at a 1.5" Crimp pipe at the NW corner of the NW 1/4 of the NE 1/4 of Section 8, Township 21 South, Range 3 West, Shelby County, Alabama, said point also being the NE corner of Lot 7 of Longmeadow Farms as recorded in Map Book 11 Page 90 in the Office of the Judge of Probate in Shelby County, Alabama; thence S 0°43'41" W along the west line of said 1/4-1/4 section and the east line of said Lot 7 a distance of 25.96 feet to the POINT OF BEGINNING of the centerline of a 60 foot ingress, egress, and utility easement lying 30 feet to either side of and parallel to described centerline; thence S 40°04'14" E along said centerline a distance of 98.52 feet to a point of curve to the left having a central angle of 18°48'53" and a radius of 150.00 feet, said curve subtended by a chord bearing S 49°28'41" E and a chord distance of 49.26 feet; thence along the arc of said curve and along said centerline a distance of 49.26 feet to a point of tangent; thence S 58°53'08" E along said centerline a distance of 214.04 feet to a point of curve to the right having a central angle of 28°10'08" and a radius of 150.00 feet, said curve subtended by a chord bearing S 44°48'03" E and a chord distance of 73.01; thence along the arc of said curve and along said centerline a distance of 73.75 feet to a point of tangent; thence S 30°42'59" E along said centerline a distance of 125.67 feet to a point of curve to the left having a central angle of 70°34'46" and a radius of 150.00 feet, said curve subtended by a chord bearing S 66°00'22" E and a chord distance of 173.31 feet; thence along the arc of said curve and along said centerline a distance of 184.78 feet to a point of tangent; thence N 78°42'15" E along said centerline a distance of 463.90 feet to a point of curve to the right having a central angle of 55°57'16" and a radius of 175.00 feet, said curve subtended by a chord bearing S 73°19'08" E and a chord distance of 164.19 feet; thence along the arc of said curve and along said centerline a distance of 170.90 feet to a point of tangent; thence S 45°20'30" E along said centerline a distance of 56.87 feet to a point of curve to the left having a central angle of 7°42'43" and a radius of 500.00 feet, said curve subtended by a chord bearing S 49°11'51" E and a chord distance of 67.25 feet; thence along the arc of said curve and along said centerline a distance of 67.30 feet to a point of tangent; thence S 53°03'13" E along said centerline distance of 205.18 feet to the westerly right-of-way of Lacey Avenue and the END of said centerline.

### **Exhibit "B"**

## Depiction of the Property

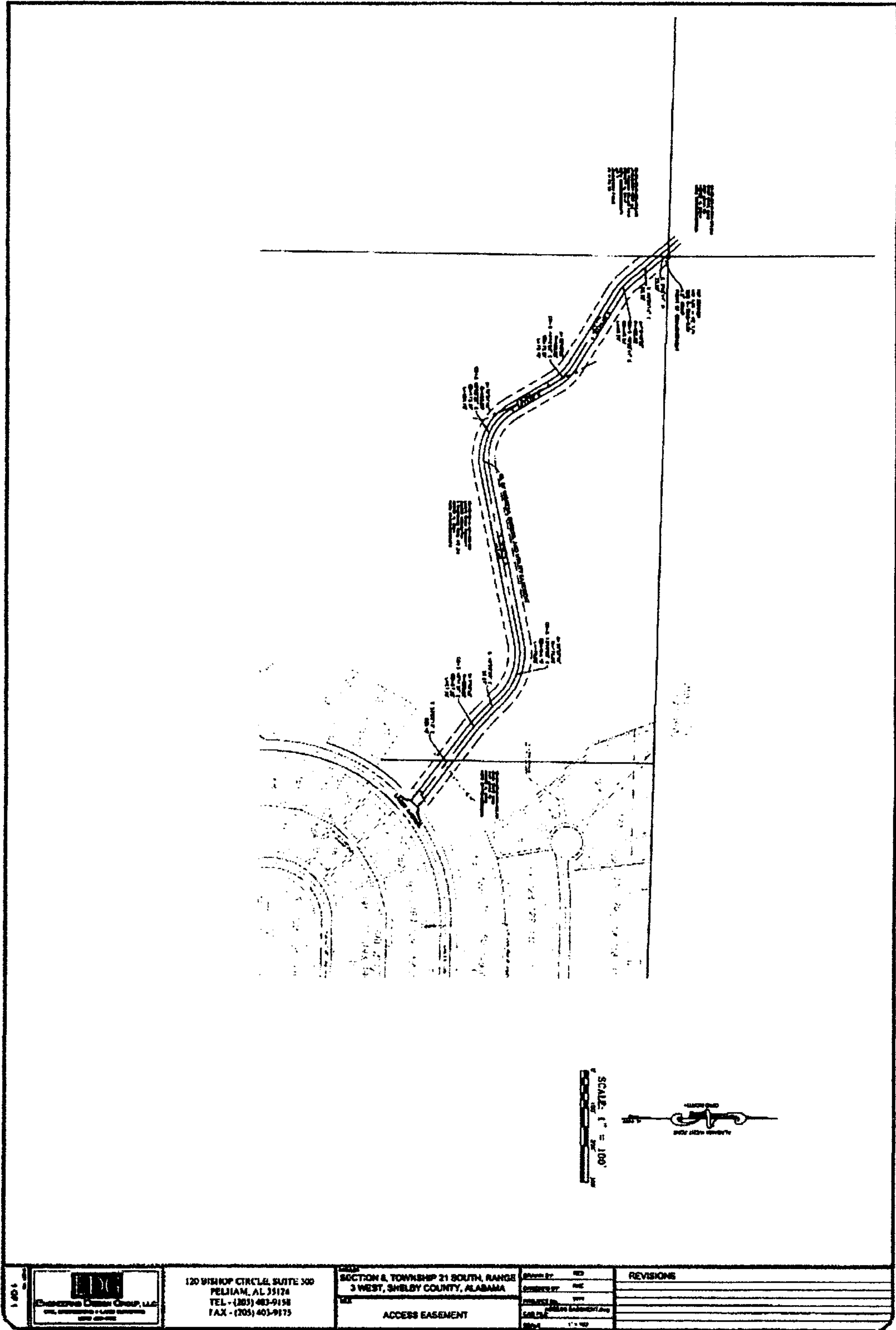
  
20181001000349400 8/15 \$89.00  
Shelby Cnty Judge of Probate, AL  
10/01/2018 02:00:09 PM FILED/CERT







B-1

20181001000349400 9/15 \$89.00  
Shelby Cnty Judge of Probate, AL  
10/01/2018 02:00:09 PM FILED/CERT



 120 BISHOP CIRCLE, SUITE 300 PELHAM, AL 35124 TEL - (205) 483-9158 FAX - (205) 403-9175	SECTION 8, TOWNSHIP 21 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA	DRAWN BY: [blank] CHECKED BY: [blank] APPROVED BY: [blank] DATE: [blank]	REVISIONS
	ACCESS EASEMENT	SCALE: 1" = 100' 10/1/2018	[blank] [blank] [blank] [blank]


B-2

  
 20181001000349400 10/15 \$89.00  
 Shelby Cnty Judge of Probate, AL  
 10/01/2018 02:00:09 PM FILED/CERT

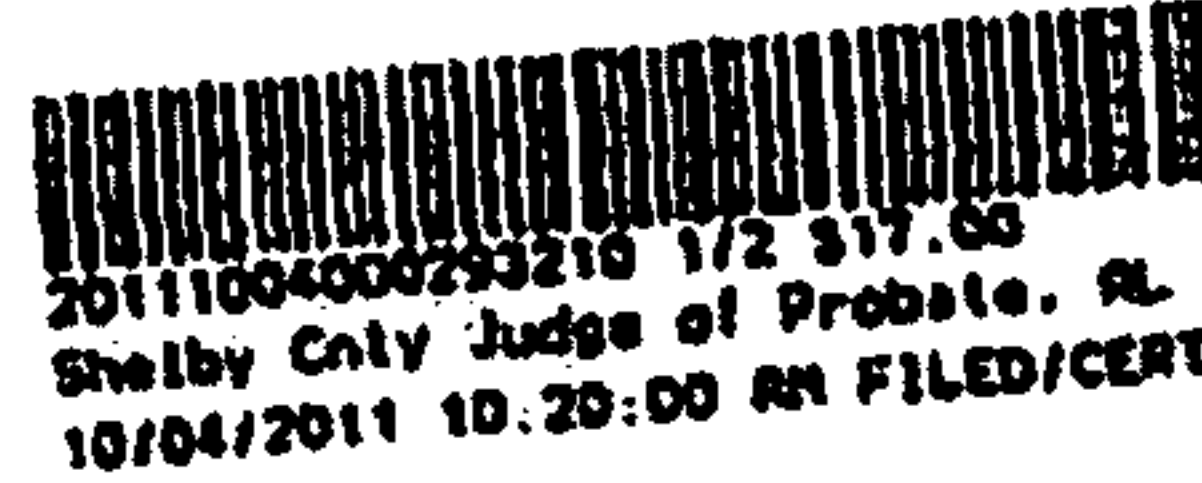


# Exhibit "C"

## Legal Description of Property owned by Union State Bank

  
20181001000349400 11/15 \$89.00  
Shelby Cnty Judge of Probate, AL  
10/01/2018 02:00:09 PM FILED/CERT

JAMES H. GREER, ATTORNEY THIS INSTRUMENT  
WAS PREPARED BY: ORNEY AT LAW  
P.O. BOX 360345  
BIRMINGHAM, ALABAMA 35236-0345



STATE OF ALABAMA)  
SHELBY COUNTY)

MORTGAGE-FORECLOSURE DEED

I KNOW ALL MEN BY THESE PREMISES, that whereas, heretofore, on, to-wit: on 03/01/2006, Lacey's Grove, LLC, executed a certain mortgage properly hereinafter described to Union State Bank; which mortgage is recorded in Instrument No. 20060308000107980 in the office of the Judge of Probate of Shelby County, Alabama, and modified by Modification of Mortgage, said modification being recorded in the office of the Judge of Probate of Shelby County, Alabama, in Instrument# 20081125000449270; and

WHEREAS, in and by said mortgage, the mortgagee was authorized and empowered in the case of default in the payment of the indebtedness thereby secured, according to the terms thereof, to sell said property before the Courthouse door in the City of Columbiana, Shelby County, Alabama, after giving notice of the time, place and terms of said sale in some newspaper publishing in said city by publication once a week for three consecutive weeks prior to said sale at public outcry for cash, to the highest bidder;

And whereas, default was made in the payment of the indebtedness secured by said mortgage, and Union State Bank did record all of the indebtedness secured by said mortgage subject to foreclosure as therein provided and did give due and proper notice of the foreclosure of said mortgage by publication in Shelby

County, Alabama, in its issues of

11 and 09/14/2011; and

Alabama, in its issues of

the

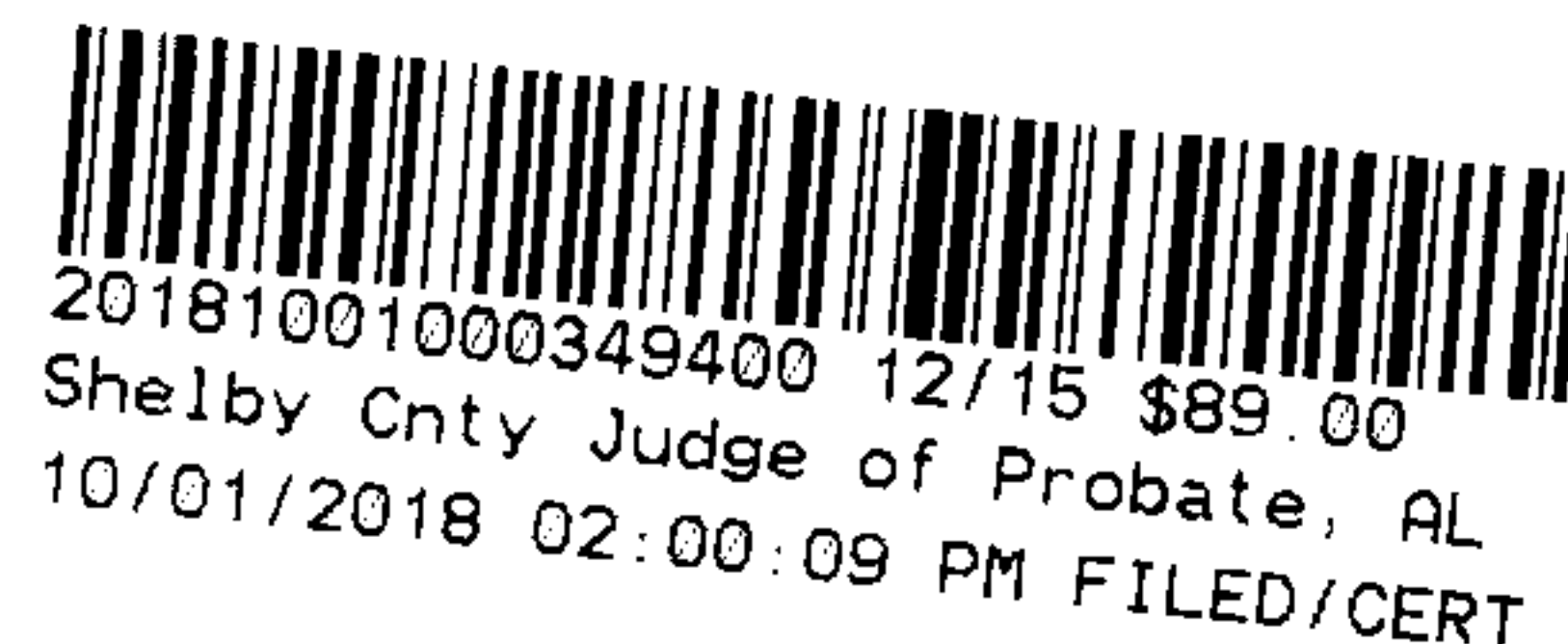
On September 30, 2011, the day on which the foreclosure was due to be held under the terms of sale, said foreclosure was duly conducted and Union State Bank did offer for sale and sell at public outcry in front of the Courthouse door in Columbiana, Alabama, Shelby County, Alabama, the property hereinafter described; and

the

conducting the same. WHEREAS, the said James H. Greer was the auctioneer and who whereas conducted Union State Bank foreclosure was sale the

and highest bidder the person and best bidder, in the amount of FOUR HUNDRED

SEVENTY FIVE THOUSAND DOLLARS AND 00/100 on the indebtedness secured by said mortgage, said by and through James H. Greer as auctioneer conducting said sale, does hereby





grant, bargain, sell and convey unto Union State Bank the following described property situated in Shelby County, Alabama, to-wit:

Commence at the Southwest corner of the Southeast quarter of the Northeast quarter of  
of  
Section 8, Township 21 South, Range 1 West, Huntsville Principal Meridian. Shelby  
County, Alabama; thence North  $01^{\circ} 08' 57''$  East, along and with the East line  
of said quarter-quarter section, 1326.32 feet to a point, said point being the Point  
of Beginning. .. thence continue North  $01^{\circ} 08' 57''$  East along the West line of the  
Northeast quarter of the Northeast quarter of said Section 8 for a distance of 324.48 feet  
to a point at the Northwest corner of said quarter-quarter section; thence South  $88^{\circ} 15' 09''$   
East along the North line of said quarter-quarter section, 1336.32 feet to the Northeast  
corner of said Section 8; thence South  $89^{\circ} 08' 15''$  East along and with the North line of the  
Northwest quarter of the


Northwest quarter of Section 9, Township 21 South, Range 3 West, Huntsville  
Principal Meridian. Shelby County, Alabama, 808.87 feet to a point in the  
centerline of Beaver Dam Creek; thence Southerly and Easterly along the  
centerline of said Beaver Dam Creek the following 19 calls: South  $06^{\circ} 18' 11''$   
West, 84.48 feet to a point; thence North  $79^{\circ} 28' 30''$  West, 44.25 feet to a point;  
thence South  $75^{\circ} 17' 28''$  West, 51.07 feet to a point; thence  
South  $26^{\circ} 41' 24''$  West, 51.48 feet to a point; thence South  $06^{\circ} 57' 58''$  West, 14.02  
feet to a point; thence South  $73^{\circ} 30' 09''$  East, 26.77 feet to a point; thence South  
 $52^{\circ} 33' 57''$  East,

121.10 feet to a point; thence South  $07^{\circ} 05' 54''$  West, 48.55 feet to a point;  
thence South  $60^{\circ} 00' 07''$  East, 33.24 feet to a point; thence South  $24^{\circ} 37' 24''$   
East, 93.31 feet to a point; thence South  $64^{\circ} 08' 32''$  East, 58.15 feet to a point;  
thence South  $27^{\circ} 00' 36''$  East, 39.50 feet to a point; thence South  $18^{\circ} 03' 07''$   
West, 42.69 feet to a point; thence South  $45^{\circ} 18' 54''$  East, 55.64 feet to a point;  
thence South  $40^{\circ} 39' 55''$  East, 115.24 feet to a point; thence  
South  $30^{\circ} 02' 38''$  West, 31.16 feet to a point; thence South  $31^{\circ} 22' 04''$  West, 1  
7.00 feet to a point; thence South  $73^{\circ} 15' 54''$  West, 115.67 feet to a point, .thence  
South  $35^{\circ} 42' 48''$

East, 108.55 feet to a point thence leaving said Beaver Dam Creek centerline. South  
 $89^{\circ} 53' 50''$

West, 919.55 feet to a point; thence North  $88^{\circ} 36' 16''$  West, 125.19 feet to  
a point; thence South  $01^{\circ} 16' 01''$  West, 503.45 feet to a point on the South line  
of the Northeast quarter of the Northwest quarter of Section 8, Township 21  
South, Range 3 West, Huntsville

C-2

  
20181001000349400 13/15 \$89.00  
Shelby Cnty Judge of Probate, AL  
10/01/2018 02:00:09 PM FILED/CERT

Principal Meridian, Shelby County, Alabama; thence along and with said South quarter-quarter section line North 88° 14' 04" West, 1211.57 feet to the Point of Beginning.

**LESS AND EXCEPT** Lots 82 through and including Lot 98; Lot 112; Lots 123 and 124; Lots 144 through and including Lot 161; and Lots 163 through and including Lot 220, of the Survey of Lacey's Grove Phase 2, as recorded in Map Book 38, page 19, in the Office of the Judge of Probate of Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto its heirs and assigns forever; subject however, to the statutory rights of redemption from said foreclosure sale on the part of those entitled to redeem as provided by the laws in the State of Alabama.

IN WITNESS WHEREOF, Union State Bank has caused this instrument to be executed by and through James H. Greer as auctioneer conducting the said sale and as Attorney-in-Fact, and James H. Greer as auctioneer conducting said sale has hereto set his hand and seal on this September 30, 2011.

LACEY'S GROVE, LLC

By: James H. Greer  
James H. Greer  
As auctioneer and the person making  
said sale

UNION STATE BANK

By: James H. Greer  
James H. Greer  
As auctioneer and the person making  
said sale

By: James H. Greer  
James H. Greer  
As auctioneer and the person making  
said sale

STATE OF ALABAMA)  
SHELBY COUNTY)

I, the undersigned a Notary Public in and for said County, in said State, hereby certify that James H. Greer, whose name as auctioneer and Attorney In Fact for Union State Bank and who is known to me, acknowledged before me on this date, that being informed of the contents of the conveyance, he executed, the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this September 30, 2011.

Janie D. Button  
Notary Public

My Commission Expires: 10/23/12

NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES: Oct 23, 2012  
BONDED THRU NOTARY PUBLIC UNDERWRITERS

2011004000283210 2/2 \$17.00  
Shelby Cnty Judge of Probate, AL  
10/04/2011 10:20:00 AM FILED/CERT



20181001000349400 14/15 \$89.00  
Shelby Cnty Judge of Probate, AL  
10/01/2018 02:00:09 PM FILED/CERT



# Real Estate Sales Validation Form

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

Grantor's Name \_\_\_\_\_  
Mailing Address \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Grantee's Name \_\_\_\_\_  
Mailing Address \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Property Address 23 308 000 / 002 001  
233 080 001 001 001  
\_\_\_\_\_  
\_\_\_\_\_

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ ~~32,880~~ 31,840

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 Tax Office

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 9/28/18

Print \_\_\_\_\_

Sign \_\_\_\_\_

Unattested

  
(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20181001000349400 15/15 \$89.00  
Shelby Cnty Judge of Probate, AL  
10/01/2018 02:00:09 PM FILED/CERT