

This instrument was provided by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Daniel Porter
1721 Hwy 99
Shelby, AL 35143

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Forty-Eight Thousand Dollars and Zero Cents (\$48,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we,

Fay C. Porter, a single woman

grant, bargain, sell and convey unto,

Daniel Porter

the following described real estate, situated in: SHELBY County, Alabama, to-wit:

Lots 2, 3, 4, and 5, in Primrose Meadows, a residential Subdivision situated within the West 397.0' of the NW ¼ of the SW ¼ of Frac. Section 4, Township 24 North, Range 15 East, Shelby County, Alabama, as recorded in Map Book 21, Page 122, in the Probate Office of Shelby County, Alabama.

Subject to restrictions, requirements, building setback lines and notes as shown on record plat. Amended Restrictions for Primrose Meadows, recorded in Instrument No. 1999-41022, in the Probate Office of Shelby County, Alabama.

Subject to taxes for 2018 and subsequent years, easements, restrictions, rights of way and permits of record.

This property constitutes no part of the homestead of the grantor, or of his/her spouse.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and 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 Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 2nd day of October, 2018.

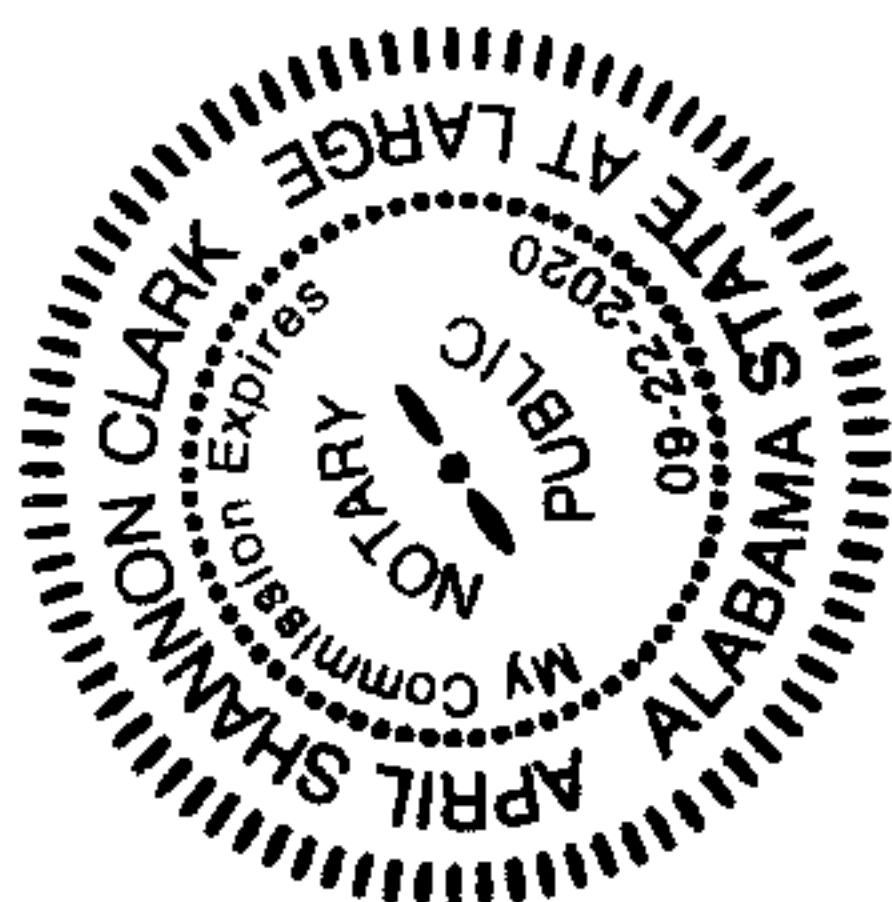
Fay C. Porter
Fay C. Porter

STATE OF ALABAMA
SHELBY COUNTY

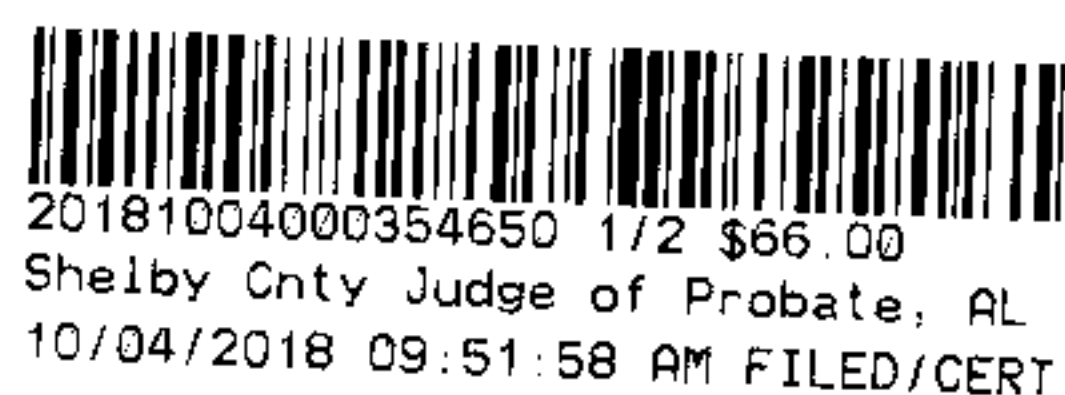
I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that
Fay C. Porter

whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of October, 2018.



April Clark
Notary Public
My Commission Expires: 9/22/2020



Real Estate Sales Validation Form

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

Grantor's Name Fay C. Porter
Mailing Address _____

Grantee's Name Daniel Porter
Mailing Address 1721 Hwy 99
Shelby, AL 35143

Property Address 1721 Hwy 99
Shelby, AL 35143

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 48,000.00

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 ☐ Appraisal
☐ Sales Contract ☒ Other tax value
☐ 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 _____

Print Mike T Atchison

Unattested _____

Sign _____

erified by)

(Grantor/Grantee/Owner/Agent) circle one



20181004000354650 2/2 \$66.00
Shelby Cnty Judge of Probate, AL
10/04/2018 09:51:58 AM FILED/CERT

Form RT-1