

This instrument prepared by:
Jeff G. Underwood, Attorney
Sirote & Permutt, P.C.
2311 Highland Avenue South
Birmingham, Alabama 35205

Sent Tax Notice to:
Vincent Wiser

241 Pitchfork Place
Maylene AL 35114

WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Twelve Thousand And 00/100 (\$12,000.00) and other good and valuable considerations to the undersigned, Martha May Newton Holden, married (hereinafter referred to as the "Grantor"), in hand paid by Vincent Wiser, (hereinafter referred to as the "Grantee"), the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto the said Grantee, the following described real estate situated in Shelby County, Alabama:

Lots 10, 11 and 12, Owen's Cove, a single family residential subdivision situated in the SE 1/4 of the SE 1/4 of Section 2, Township 24 North, Range 15 East, as recorded in Map Book 34 Page 38, in the Probate Office of Shelby County, Alabama.

This property is not the homestead of the grantor or the grantor's spouse.

Subject to:

1. Any item disclosed on that certain policy of title insurance obtained in connection with this transaction.
2. Ad valorem Taxes for the current tax year, which Grantee herein assume and agree to pay.
3. Easement to South Central Bell as recorded in Deed book 313, Page 733.
4. Flood rights acquired by Alabama Power Company as recorded in Deed Book 238, Page 506.
5. Easements and building lines as shown on recorded map(s), including but not limited to any notes, conditions, and restrictions

TO HAVE AND TO HOLD to the said Grantee, his/her heirs and assigns, forever.

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

Shelby County, AL 10/10/2018
State of Alabama
Deed Tax \$12.00


20181010000361610 1/3 \$33.00
Shelby Cnty Judge of Probate, AL
10/10/2018 03:37:37 PM FILED/CERT

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 8th day of October, 2018.

Martha May Newton Holden (SEAL)
Martha May Newton Holden

STATE OF FLORIDA

COUNTY OF ESCAMBIA

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Martha Holden, whose name is signed to the foregoing conveyance, acknowledged before me on this day that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 8th day of October, 2018.

Chris L. Ryder
NOTARY PUBLIC
My Commission Expires: 2/25/2020
AFFIX SEAL

2018-000795



20181010000361610 2/3 \$33.00
Shelby Cnty Judge of Probate, AL
10/10/2018 03:37:37 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 Martha May Newton Holden
Mailing Address 4181 Bonway Drive, Pensacola,
FL 32504

Grantee's Name Vincent Wiser
Mailing Address 241 Pitchfork Place
Maylene AL 35114

Property Address Highway 71 Owens Cove Lots 10,
11 & 12
Alabama 35143

Date of Sale 10/09/2018

Total Purchase Price \$12,000.00

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)

☐ Bill of Sale

☐ Appraisal

☒ Sales Contract

☐ Other

☐ 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 10/09/2018

Print Vincent Wiser

☐ Unattested

Sign V. Wiser

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

