

20181121000411260 1/4 \$85.00  
Shelby Cnty Judge of Probate, AL  
11/21/2018 09:10:09 AM FILED/CERT

Send tax notice to:  
Joseph M. Pace, Sr.  
Cynthia K. Pace  
2535 Elizabeth Drive  
Pelham, AL 35124

## Warranty Deed, Jointly with Right of Survivorship

State of Alabama  
County of Shelby

KNOW ALL MEN BY THESE PRESENTS: That in consideration of the sum of \$10.00 Dollars, and other good and valuable consideration to the undersigned Grantor, **Joseph M. Pace, Sr. and Cynthia K. Pace, husband and wife and Joseph M. Pace, Jr., a single man** the receipt of which is hereby acknowledged, the Grantor does hereby grant, bargain, sell and convey unto **Joseph M. Pace, Sr. and Cynthia K. Pace** hereinafter called Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

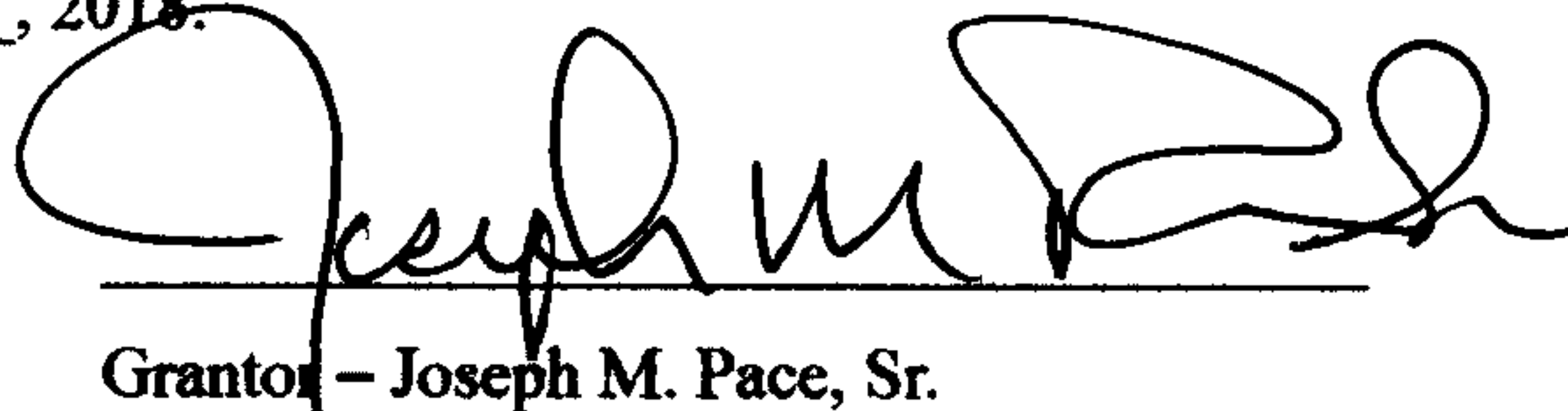
Lot 7, according to the Survey of Royal Oaks, 2<sup>nd</sup> Sector, as recorded in Map Book 7, Page 77, in the Probate Office of Shelby County, Alabama.

Subject property does not constitute the homestead of Joseph M. Pace, Jr. or his spouse, if any.

To have and to hold unto the said Joseph M. Pace, Sr. and Cynthia K. Pace, Grantees, their heirs and assigns forever.

And I do, for my heirs, executors and administrators, covenant with the said Grantee, his/her heirs and assigns, that I am lawfully seized in fee simple of said premises; that it is free from all encumbrances; that I have a good and lawful right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 20 day of November, 2018.



Grantor - Joseph M. Pace, Sr.

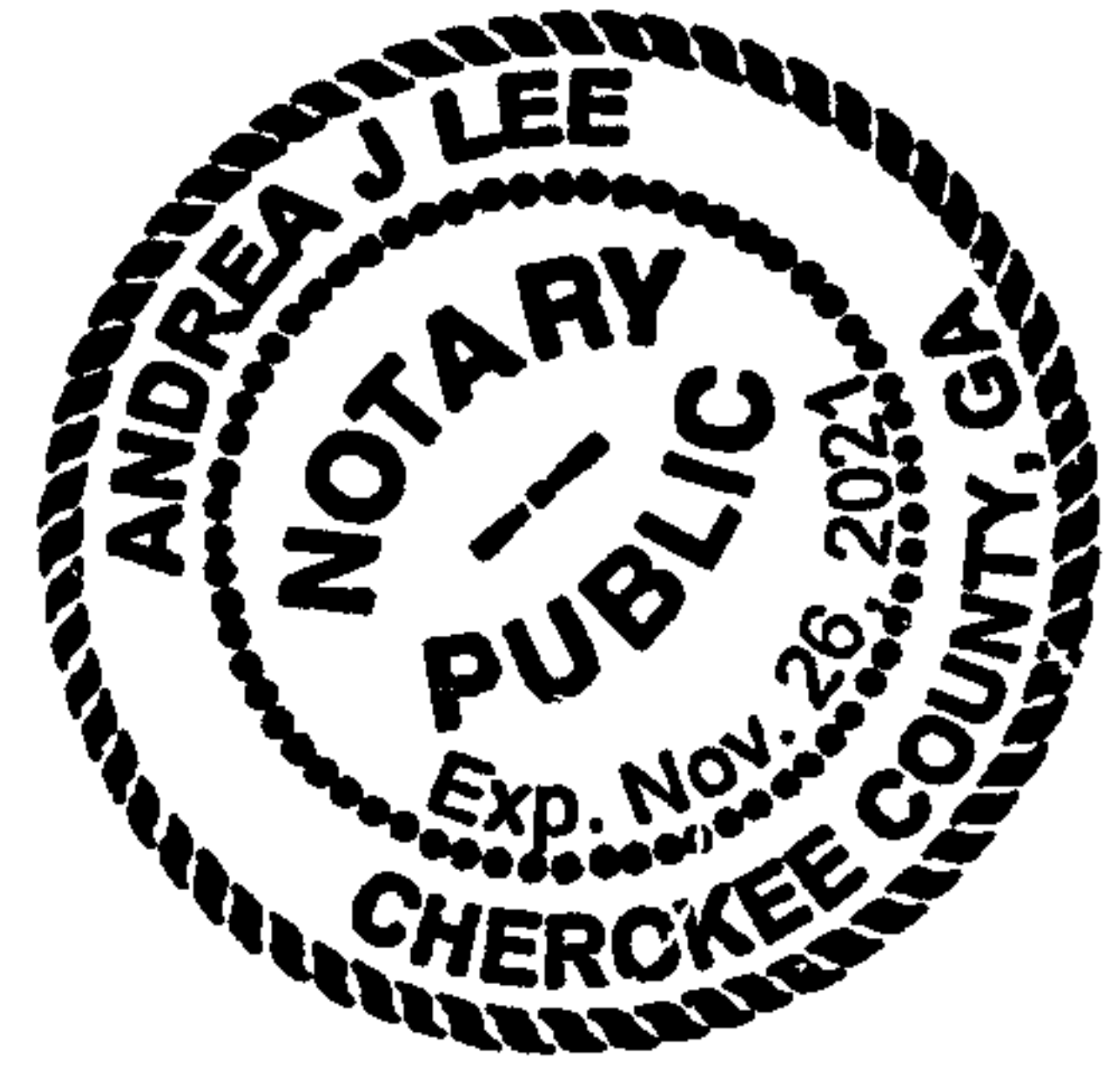
Shelby County, AL 11/21/2018  
State of Alabama  
Deed Tax: \$60.00

State of Alabama  
County of Jefferson

I, the undersigned, a notary public in and for said county and in said state, hereby certify that **Joseph M. Pace, Sr.**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that being informed of the

Andrea J. Lee  
Notary Public

My commission expires: 11-26-21



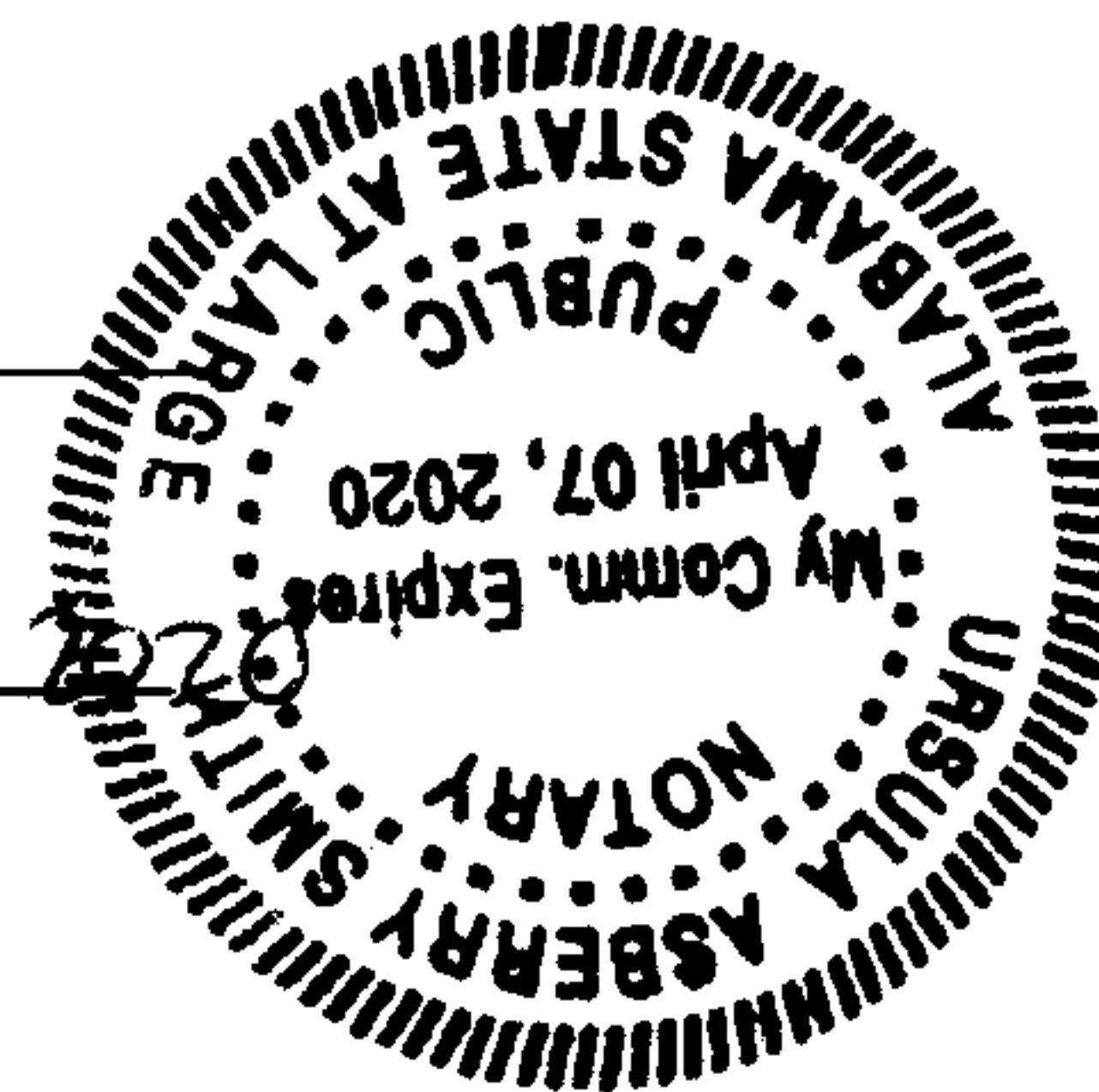
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contents of the conveyance, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 20<sup>th</sup> day of November, 2018.

Josh Smith  
Notary Public

My commission expires: April 7, 2020



Cynthia K. Pace  
Grantor - Cynthia K. Pace

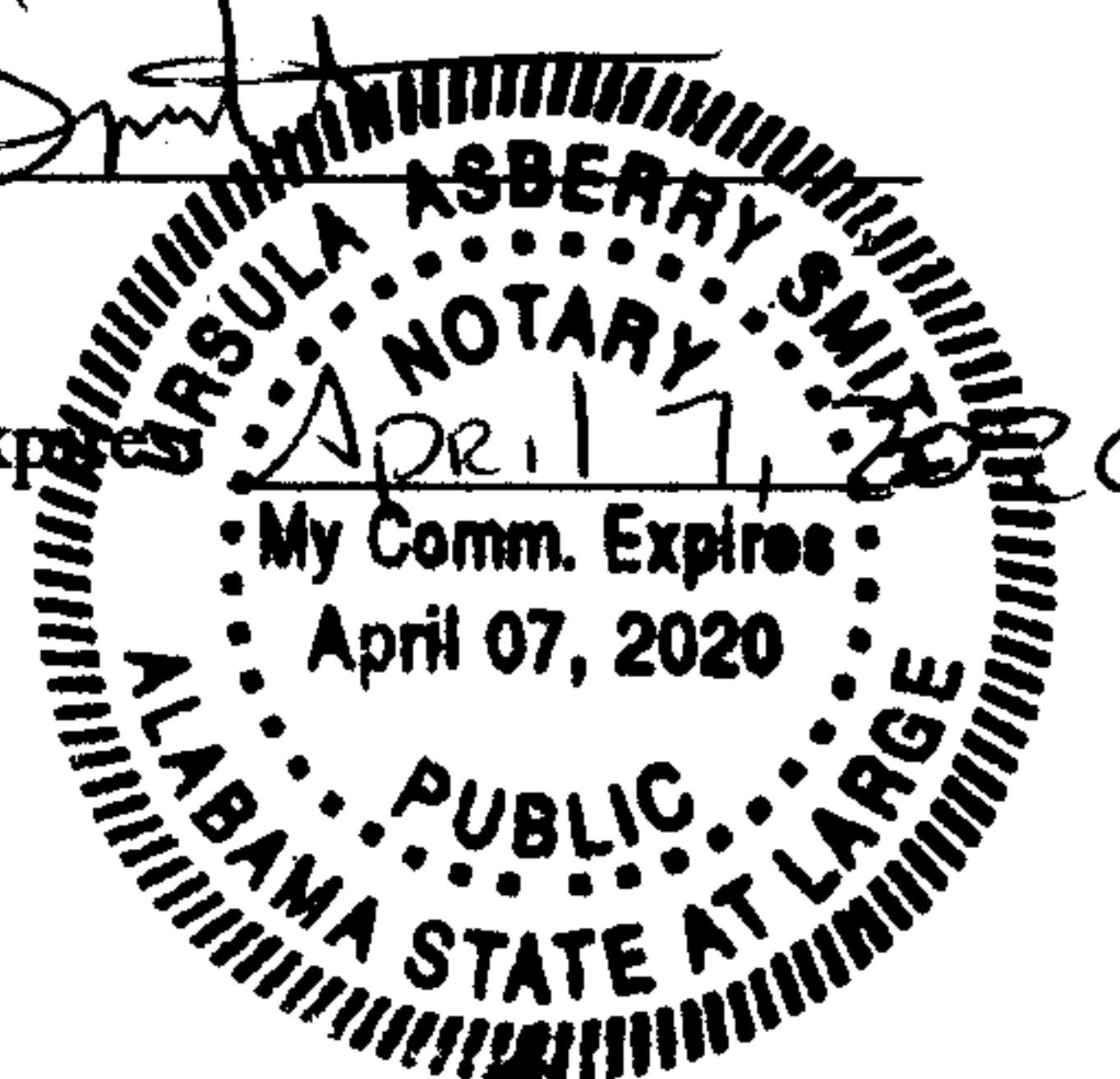
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State of Alabama  
County of JEFFERSON

I, the undersigned, a notary public in and for said county and in said state, hereby certify that **Cynthia K. Pace**, whose name 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/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 20<sup>th</sup> day of November, 2018.

Josh Smith  
Notary Public  
My commission expires April 7, 2020



Joseph M. Pace, Jr.  
Grantor - Joseph M. Pace, Jr.

State of Georgia  
County of Fulton

I, the undersigned, a notary public in and for said county and in said state, hereby certify that **Joseph M. Pace, Jr.**, whose name 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/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 12<sup>th</sup> day of 11-18, 2018



# Real Estate Sales Validation Form

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

Grantor's Name Joseph m. Pace SR  
 Mailing Address Cynthia K Pace  
Joseph m. Pace SR  
 Same

Grantee's Name Joseph m. Pace SR  
 Mailing Address Cynthia K. Pace  
Same

Property Address 2535 Elizabeth Dr  
Polkham AL 35124

Date of Sale \_\_\_\_\_  
 Total Purchase Price \$ \_\_\_\_\_  
 or  
 Actual Value \$ \_\_\_\_\_

or  
 Assessor's Market Value \$ 179,900 1/3 = 59,966

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

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 11-21-18

Print Cynthia K. Pace

Unattested

Sign

Cynthia K Pace

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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