

Send Tax Notice To: Dennis P. & Paula F. Porter
Randal Paul Lewis
5741 Hwy 47 S
Shelby, AL 35143

Shelby County, AL 12/06/2018
State of Alabama
Deed Tax: \$51.00

Warranty Deed

Jointly For Life with Remainder to Survivor

State of Alabama }

Know All Men by These Presents:

County of Shelby }

That in consideration of the sum of Fifty Thousand Five Hundred Forty-three Dollars and No Cents (\$50,543.00), to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **William Ingram & Teresa Lynn Ingram**, a married couple (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Dennis P. Porter and Paula F. Porter and Randal P. Lewis**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to wit;

The East ½ of the SE ¼ of the NW ¼ of Section 4, Township 24 North, Range 15 East. All being situated in Shelby County, Alabama.

Property may be subject to taxes for 2019 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

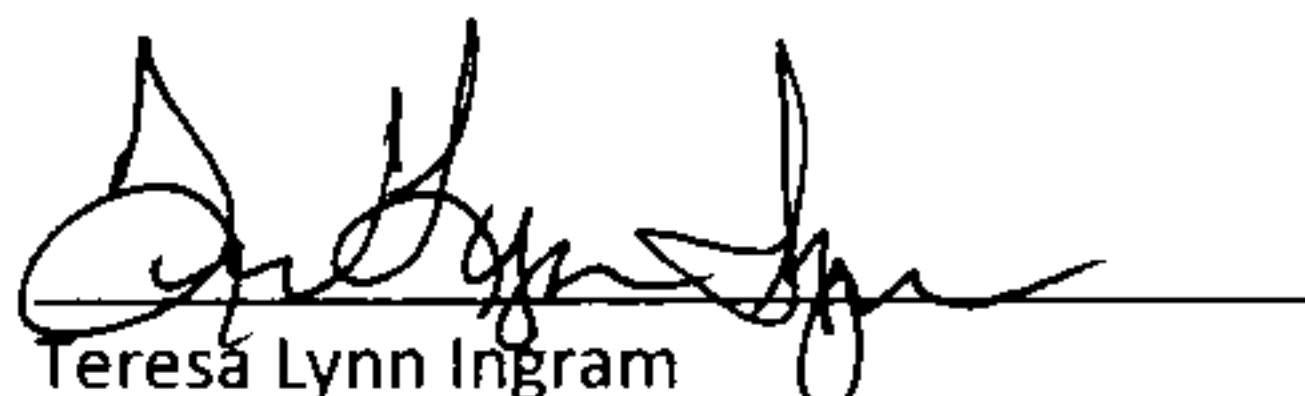
No part of the homestead of the Grantor herein or his spouse.

TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 5th day of December, 2018.


William Ingram



Teresa Lynn Ingram

State of Alabama

County of Shelby)


I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify William Ingram and Teresa Lynn Ingram, 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 they/she/he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day of Dec, 2018.


Notary Public

My commission expires: _____

My Commission Expires April 11, 2021


20181206000427350 1/2 \$70.00
Shelby Cnty Judge of Probate, AL
12/06/2018 04:08:59 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 William & Teresa Lynn
Mailing Address Ingram
Shelby AL
35143

Grantee's Name Dennis P & ~~Paula F~~
Mailing Address Paula F & Dennis P
Porter Lewis
Hwy 475
Shelby AL 35143

Property Address Hwy 475
Shelby AL
35143

Date of Sale 12-5-18
Total Purchase Price \$ 50543.00

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
☐ 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 12-6-18

Print Paula Porter

Sign Paula Porter

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1