


**THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.**  
**LEGAL DESCRIPTION WAS PROVIDED BY GRANTEE.**

This instrument was prepared by:  
**Mike T. Atchison**  
**Attorney At Law, Inc.**  
**P O Box 822**  
**Columbiana, AL 35051**

  
20190418000128600 1/2 \$69.00  
Shelby Cnty Judge of Probate, AL  
04/18/2019 03:36:03 PM FILED/CERT

Send Tax Notice to:  
**Doreen Poe Rucker**  
**164 Pine Hill Rd**  
**Gallant, AL 35972-1811**

**WARRANTY DEED**

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

**KNOW ALL MEN BY THESE PRESENTS,** That in consideration of **FIFTY THOUSAND FIVE HUNDRED FIFTY DOLLARS AND ZERO CENTS (\$50,550.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I, **Freida Fay Ford, a single woman (herein referred to as Grantors)**, grant, bargain, sell and convey unto, **Doreen Poe Rucker (herein referred to as Grantee)**, the following described real estate, situated in: SHELBY County, Alabama, to-wit:

Commence at the NW corner of Section 33, Township 21 South, Range 1 East; thence run South 40 degrees 32 minutes East a distance of 607.60 feet to the point of beginning on the SE 40 foot right of way line of County Highway 61; thence turn an angle of 31 degrees 30 minutes to the left and run a distance of 251.37 feet to a point; thence turn an angle of 63 degrees 48 minutes to the right and run a distance of 148.70 feet to a point; thence turn an angle of 115 degrees 27 minutes to the right and run a distance of 347.34 feet to a point on the SE 40 foot right of way line of County Highway 61; thence turn an angle of 103 degrees 09 minutes to the right and run North 30 degrees 22 minutes East along said right of way line a distance of 141.25 feet to the point of beginning. Said lot is lying in the NW 1/4 of NW 1/4, Section 33, Township 21 South, Range 1 East, Shelby County, Alabama.

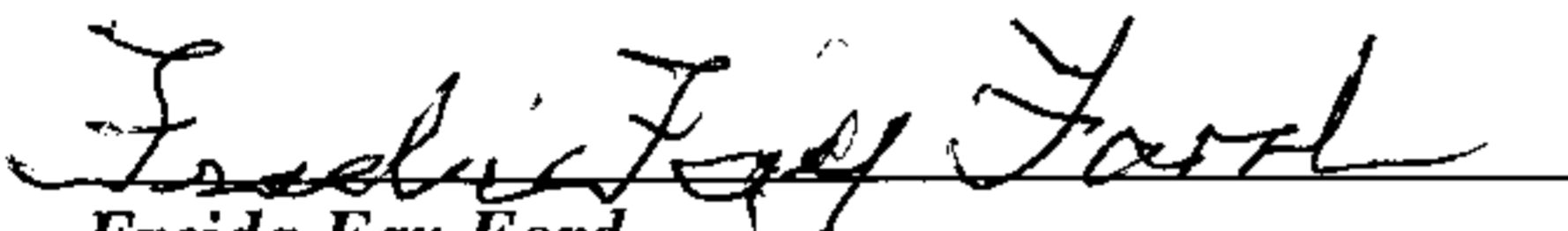
**SUBJECT TO:**

- 1. Ad valorem taxes due and payable October 1, 2019.
- 2. Easements, restrictions, rights of way, and permits of record.

**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 8th day of April, 2019.

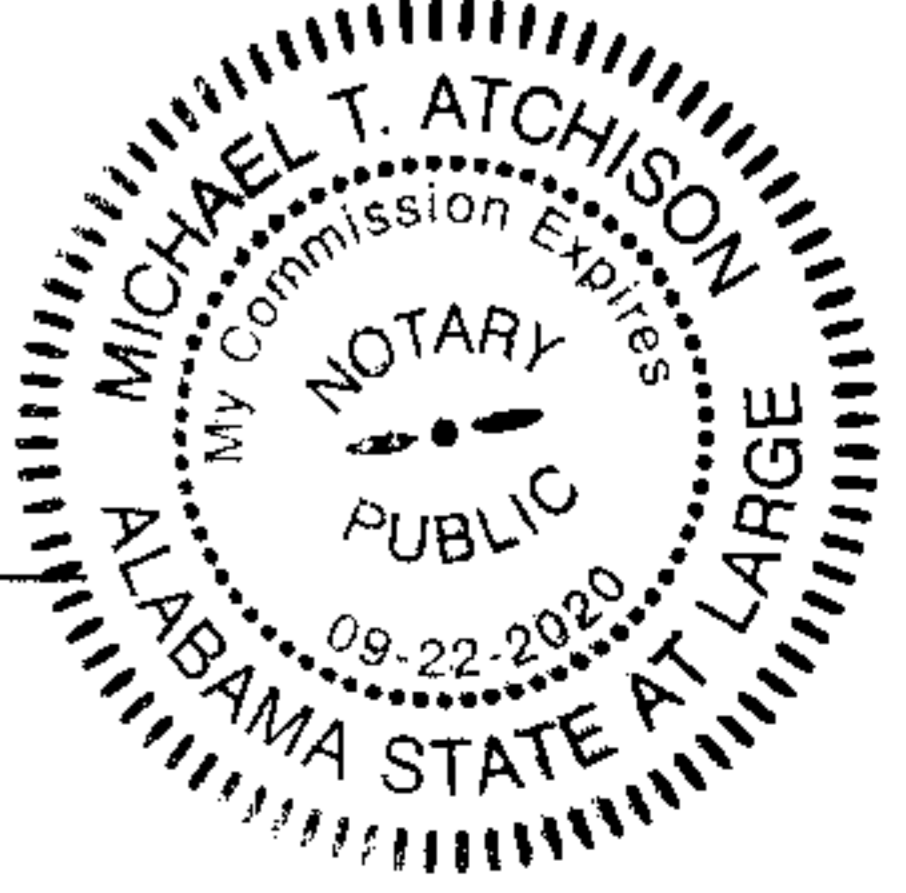
  
**Freida Fay Ford**

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

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Freida Fay Ford**, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8th day of April, 2019.

  
Notary Public  
My Commission Expires:



Real Estate Sales Validation Form

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

Grantor's Name Freida Fay Ford  
Mailing Address 23 Ford Drive  
Columbiana, AL 35051

Grantee's Name Doreen Poe Rucker  
Mailing Address 164 Pine Hill Rd  
Gallant, AL 35972-1811

Property Address 57 Ford Drive  
Columbiana, AL 35051

Date of Sale 8 Apr 2019  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ 50,500.00

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
- Sales Contract
- Closing Statement
- Appraisal Tax Assessor's Value
- 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 8 Apr 2019

Print M. L. T. Atchison

Unattested \_\_\_\_\_

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

