

This Instrument Was Prepared By:
Christopher R. Smitherman, Attorney At Law
725 West Street
Montevallo, Alabama 35115
(205) 665-4357

Send Tax Notice:
Kia Rachelle Countz
Po Box 403
Montevallo, AL 35115

STATE OF ALABAMA)
)
SHELBY COUNTY) **WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **Ten and 00/100 Dollars (\$10.00)** and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Linda Louise Cardwell (a single woman)**, hereinafter called "Grantor", do hereby GRANT, BARGAIN, SELL AND CONVEY unto **Kia Rachelle Countz**, hereinafter called "Grantee" in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County**, Alabama, to-wit:

Lots 1 and 2 in Block 11, according to the Map of Aldmont as recorded in the Office of the Judge of Probate of Shelby County, Alabama

Note: This instrument was prepared without benefit of title.

Note: This property does not constitute homestead property for Grantor.

Note: Legal description was furnished by Grantor.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.


TO HAVE AND TO HOLD to the said Grantee in fee simple forever, together with every contingent remainder and right of reversion.

The Grantor, does individually and for the heirs, executors, and administrators of the Grantor covenant with said Grantee and the heirs and assigns of the Grantee, that the Grantor is lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantor has a good right to sell and convey the said premises; that the Grantor and the heirs, executors, administrators of the Grantor shall warrant and defend the said premises to the Grantee and the heirs and assigns of the Grantee forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has executed this Deed and set the seal of the Grantor thereto on this date the 31 day of May, 2019 at 725 West Street, Montevallo, Alabama 35115.

GRANTOR


 (L.S.)
Linda Louise Cardwell


20190531000187390 1/2 \$40.00
Shelby Cnty Judge of Probate, AL
05/31/2019 10:00:31 AM FILED/CERT

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

I, Brandon Lovelady, a Notary Public for the State at Large, hereby certify that the above posted name, Linda Louise Cardwell, which is signed to the foregoing Deed, who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that said person executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 31 day of May, 20 19.


NOTARY PUBLIC
My Commission Expires: _____

Shelby County, AL 05/31/2019
State of Alabama
Deed Tax: \$22.00

MY COMMISSION EXPIRES NOVEMBER 16, 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 Linda L. Cardwell
Mailing Address 1660 Ashville Rd
Montevallo AL 35115

Grantee's Name Kia R. Cantz
Mailing Address PO Box 403
Montevallo AL 35115

Property Address Lot 1 & 2, Block 11
Aldmont
27-4-20-1-001-039.000

Date of Sale 5/31/19
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 21,700



20190531000187390 2/2 \$40.00
Shelby Cnty Judge of Probate, AL
05/31/2019 10:00:31 AM FILED/CERT

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 5/31/19

Print Kia R. Cantz

X Unattested Karen Melsen
(verified by)

Sign Kia Cantz

(Grantor/Grantee/Owner/Agent) circle one