20190801000276120 1/3 $202.00
Shelby Cnty Judge of Probate, AL
08/01/2019 09:37:33 AM FILED/CERT

Document Prepared By:
Shannon R. Crull, P. C.
3009 Firefighter Lane
Birmingham, Alabama 35209

Send Tax Notice To:
Amanda Marie Akers
3112 Chelsea Park Ridge
Chelsea, AL 35043

GENERAL WARRANTY DEED

STATE OF ALABAMA }

COUNTY OF SHELBY } KNOW ALL MEN BY THESE PRESENTS:

THAT IN CONSIDERATION OF **One Hundred Eighty Thousand Eight Hundred Ten Dollars and NO/100 ($180,810.00)** to the undersigned grantors, in hand paid by the grantee herein, the receipt whereof is acknowledged, we, **Allan Ross Akers and Candice M. Akers, husband and wife,** (herein referred to as grantors), grant, sell, bargain and convey unto, **Amanda Marie Akers** (herein referred to as grantee whether one or more), the following described real estate, situated in **SHELBY** County, Alabama to wit:

All that part of the East 330.0 feet of the West 580.0 feet of the Northeast 1/4 of the Northwest 1/4 of Section 21, Township 20 South, Range 1 West, lying North of Shelby County Highway Number 69, being situated in Shelby County, Alabama.

Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

$ 185,200.00 of the above consideration was secured by and through a purchase money mortgage closed herewith.

TO HAVE AND HOLD the said tract or parcel of land unto the said grantee, his/her heirs, successors and assigns forever.

And we do for ourselves, and for our heirs and assigns, covenant with the said grantee, his/her heirs, successors and assigns, that we are lawfully seized in fee simple of said premises and we are authorized to convey the same; that they are free from all encumbrances, unless otherwise noted above; that I have good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators, shall warrant and defend the same to the said grantee, his/her heirs, successors, and assigns forever, against the lawful claims of all persons.

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IN WITNESS WHEREOF, the undersigned grantors have hereunto set their hands and seals, this 31st day of July, 2019.

Allan Ross Akers

Allan Ross Akers

STATE OF AL
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that **Allan Ross Akers** whose name is signed to the foregoing deed 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 31st day of July, 2019

Notary Seal

ALABAMA JEFFREY ADAM MORRIS COMMISSION EXPIRES JUNE 22, 2021 NOTARY PUBLIC STATE AT LARGE

Notary Public
My commission expires:

Candice M Akers

Candice M. Akers

STATE OF AL
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that **Candice M. Akers** whose name is signed to the foregoing deed 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 31st day of July, 2019

Notary Seal

ALABAMA JEFFREY ADAM MORRIS COMMISSION EXPIRES JUNE 22, 2021 NOTARY PUBLIC STATE AT LARGE

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 Allan Akers
Mailing Address 3112 Chelsea Park Ridge
Chelsea, AL 35043

Grantee's Name Amanda Marie Akers
Mailing Address 3112 Chelsea Park Ridge
Chelsea, AL
35043

Property Address Acreage Shelby & Marion, AL

Date of Sale 7-31-19
Total Purchase Price $ 180,810
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 7-31-19 Print James Yonta

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

ted

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County Clerk
(verified by)

Print Form

20190801000276120 3/3 $202.00
Shelby Cnty Judge of Probate, AL
08/01/2019 09:37:33 AM FILED/CERT

Allen S. Boyd