



20190919000344630 1/3 \$479.00
Shelby Cnty Judge of Probate, AL
09/19/2019 03:09:18 PM FILED/CERT

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 160
Birmingham, AL 35223

Send Tax Notice To:
Enid G. Sikes
1630 Wingfield Drive
Birmingham, AL 35242

STATE OF ALABAMA)

GENERAL WARRANTY DEED

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Four Hundred Fifty Thousand and No/100 (\$450,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Alain J. Gallet and wife, Sandy L. Gallet** (hereinafter referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Enid G. Sikes** (hereinafter referred to as GRANTEE), her heirs and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

Lot 907, according to the Survey of Brook Highland, an Eddleman Community, 9th Sector as recorded in Map Book 17, Page 63, in the Probate Office Shelby County, Alabama.

Subject To:

Ad valorem taxes for 2019 and subsequent years not yet due and payable until October 1, 2019.

Existing covenants and restrictions, easements, building lines and limitations of record.

Sandy L. Gallet is one and the same person as Sandra L. Gallet.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, her heirs and assigns, forever.

AND SAID GRANTOR, for said GRANTOR'S, GRANTOR'S his heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S her heirs and assigns, forever against the lawful claims of all persons.

CLAYTON T. SWEENEY, ATTORNEY AT LAW

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hand and seal this the 12 day of September, 2019.

Witness

James K. Harville

Alain J. Gallet

Louise V. White
Witness

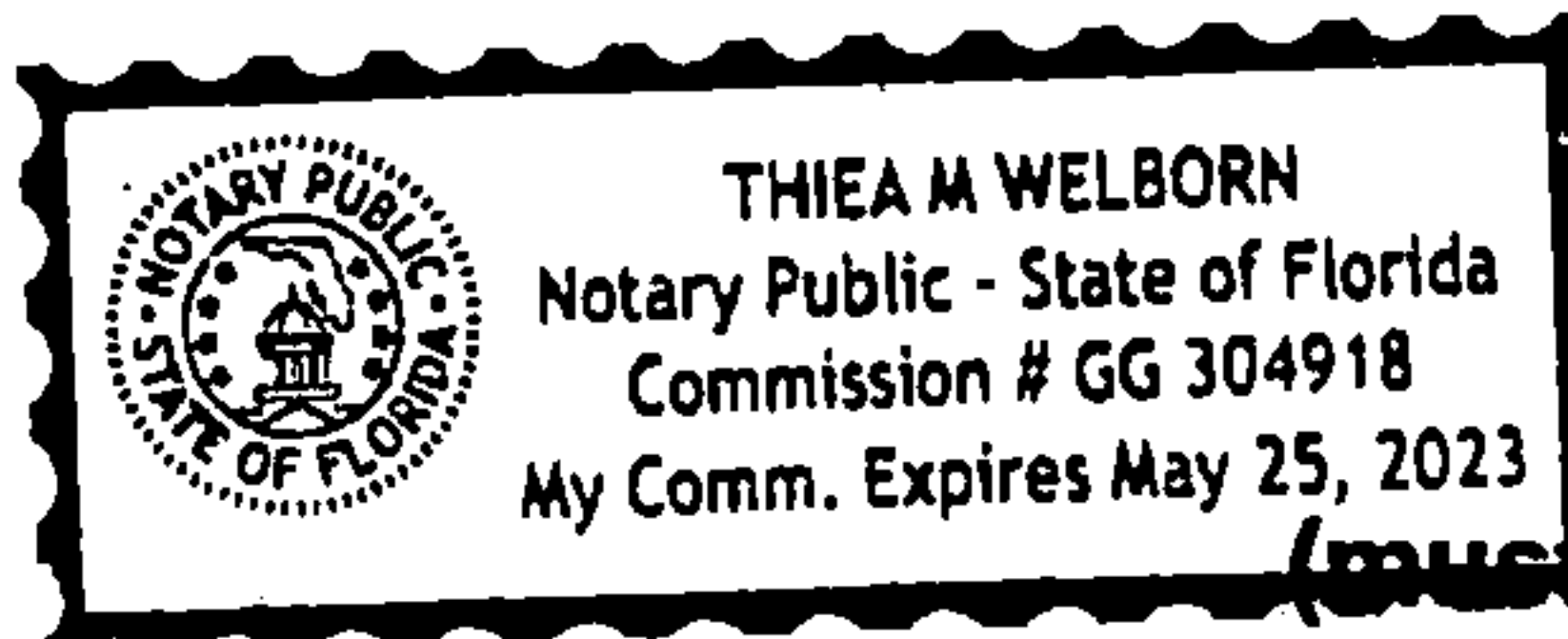
Sandy L. Gallet

STATE OF FLORIDA)
COUNTY OF Florida, Escambia

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Alain J. Gallet, a married man, 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 instrument, he executed the same voluntarily on the day the same bears date.

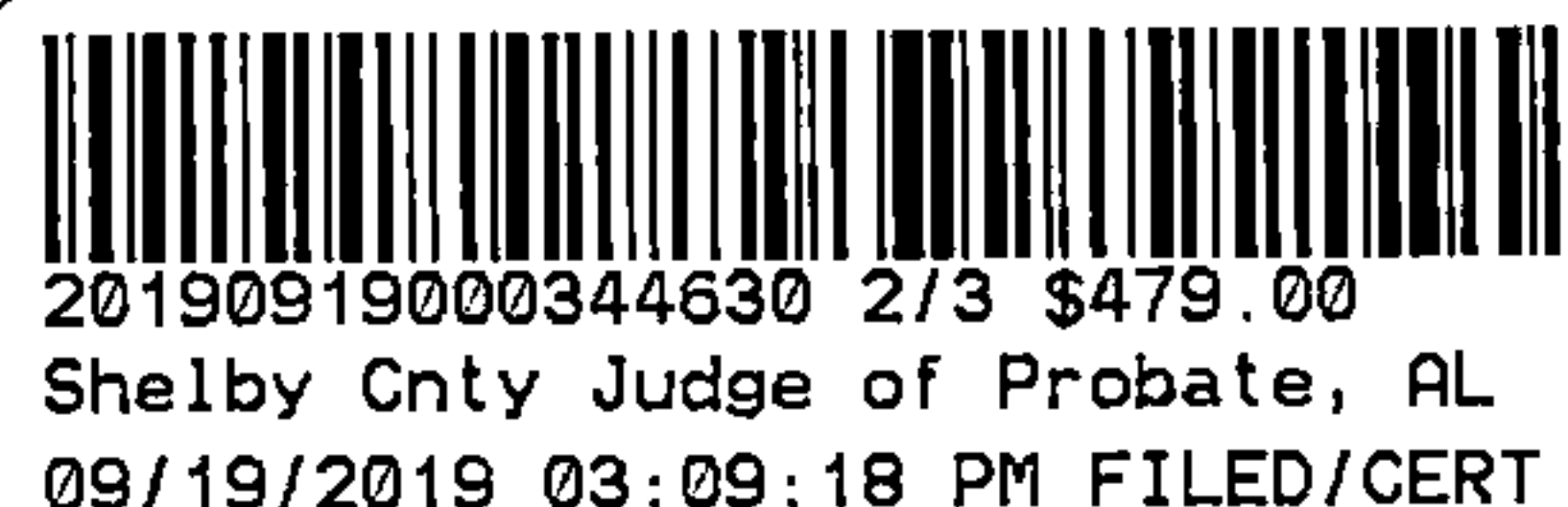
IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 12 day of September, 2019.

Thiea M. Welborn
NOTARY PUBLIC
My Commission Expires: May 25, 2019



(must affix seal)

STATE OF FLORIDA)
COUNTY OF Florida, Escambia



I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Sandy L. Gallet, a married woman, 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 instrument, she executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 12 day of September, 2019.

Thiea M. Welborn
NOTARY PUBLIC
My Commission Expires: May 25, 2019

(must affix seal)

Real Estate Sales Validation Form

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

Grantor's Name
Alain J. Gallet and
Sandy L. Gallet

Grantee's Name
Enid G. Sikes

Mailing Address
670 Palomar Drive
Pensacola, FL 32507

Mailing Address
1630 Wingfield Drive
Birmingham, AL 35242

Property Address
1630 Wingfield Drive
Birmingham, AL 35242

Date of Sale
September 16, 2019

Total Purchase Price \$ 450,000.00

or

Actual Value \$

or

Assessor's Market Value \$

Shelby County, AL 09/19/2019
State of Alabama
Deed Tax: \$450.00

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/ Assessor's Appraised Value
☐ Other - property tax redemption

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 9-16-18

Unattested

(verified by)

Print Alain J. Gallet and Sandy L. Gallet

Sign (Grantor/Grantee/Owner/Agent) circle one



20190919000344630 3/3 \$479.00
Shelby Cnty Judge of Probate, AL
09/19/2019 03:09:18 PM FILED/CERT