

This instrument was prepared by:

Send Tax Notices to:

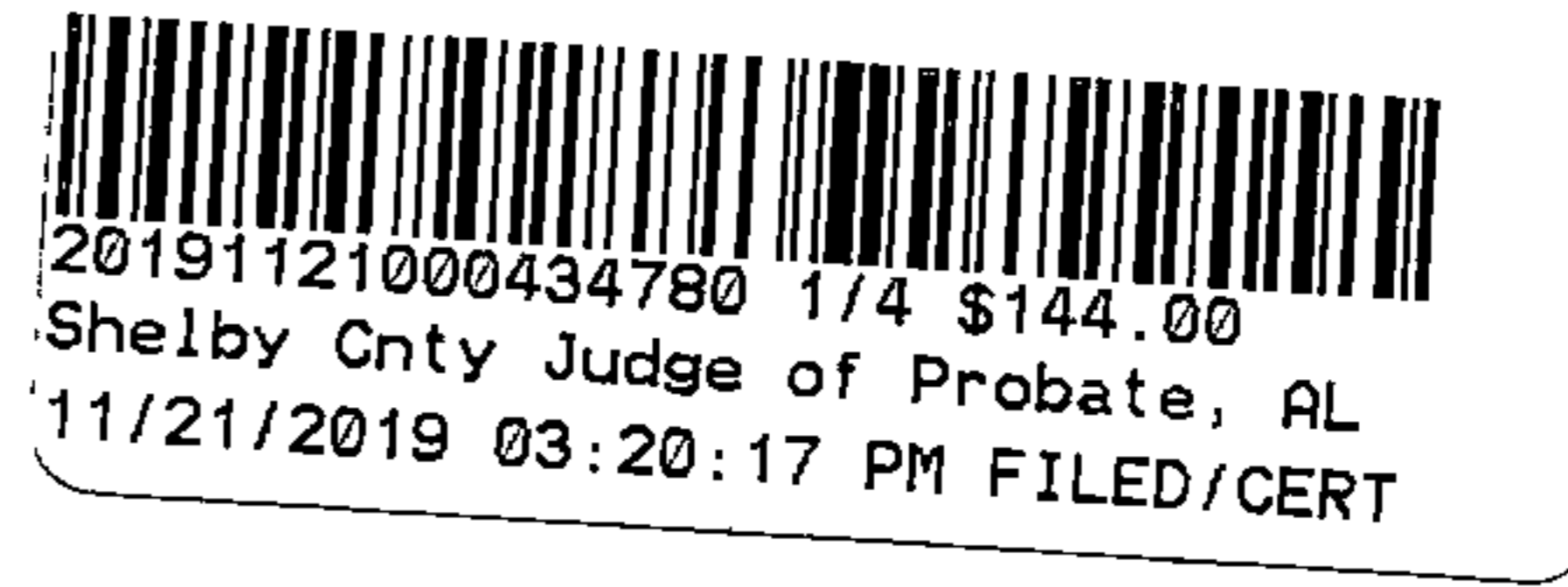
Anthony D. Snable, Attorney
SNABLE LAW FIRM, LLC
2737 Highland Avenue South
Birmingham, Al 35205

Alison Janel Norred
103 Heather Ridge Drive
Pelham, AL 35124

STATUTORY WARRANTY DEED

STATE OF ALABAMA)

JEFFERSON COUNTY)



KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten and No/100-----Dollars (\$10.00), and other good and valuable consideration, to the undersigned Grantor(s), Franklin A. Norred, Jr., an unmarried man and Alison Janel Norred, an unmarried woman, (herein referred to as Grantor(s), in hand paid by the Grantee(s) herein, the receipt and sufficiency of which is hereby acknowledged, the said Grantor(s) do(es) by these presents, grant(s) bargain(s), sell(s) and convey(s) unto the said Alison Janel Norred, (herein referred to as Grantee(s), the following described real estate, situated in Shelby County, Alabama to-wit:

Lot 2-A of a Resurvey of Lots 1 and 2 of Heather Ridge as recorded in Map Book 17, Page 112 in the Office of the Judge of Probate of Shelby County, Alabama. Less and except part of Lot 2-A of a Resurvey of Lots 1 and 2 of Heather Ridge, as recorded in Map Book 17, Page 112, in the Office of the Judge of Probate of Shelby County, Alabama, described as follows: Commence at the Southwest corner of said Lot 2-A, thence run North along the West line of said lot a distance of 63.44 feet to the point of beginning; thence turn right 91 degrees 34 minutes 04 seconds and run East 2.00 feet, thence turn 91 degrees 48 minutes 10 seconds and run North 40.62, thence turn left 89 degrees 48 minutes 54 seconds and run West 1.87 feet, thence turn left 90 degrees 00 minutes 00 seconds and run South 40.56 feet to the point of beginning.

Subject to:

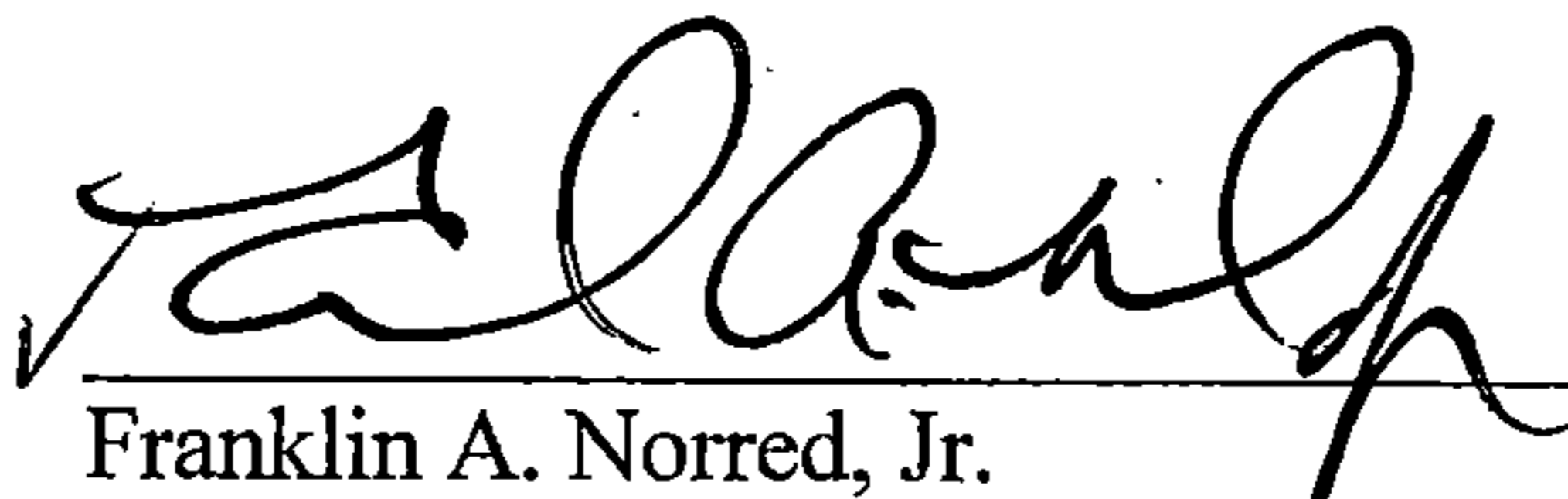
1. Ad valorem taxes for the current tax year, 2019.
2. Easements, conditions, restrictions and reservations of record, if any.

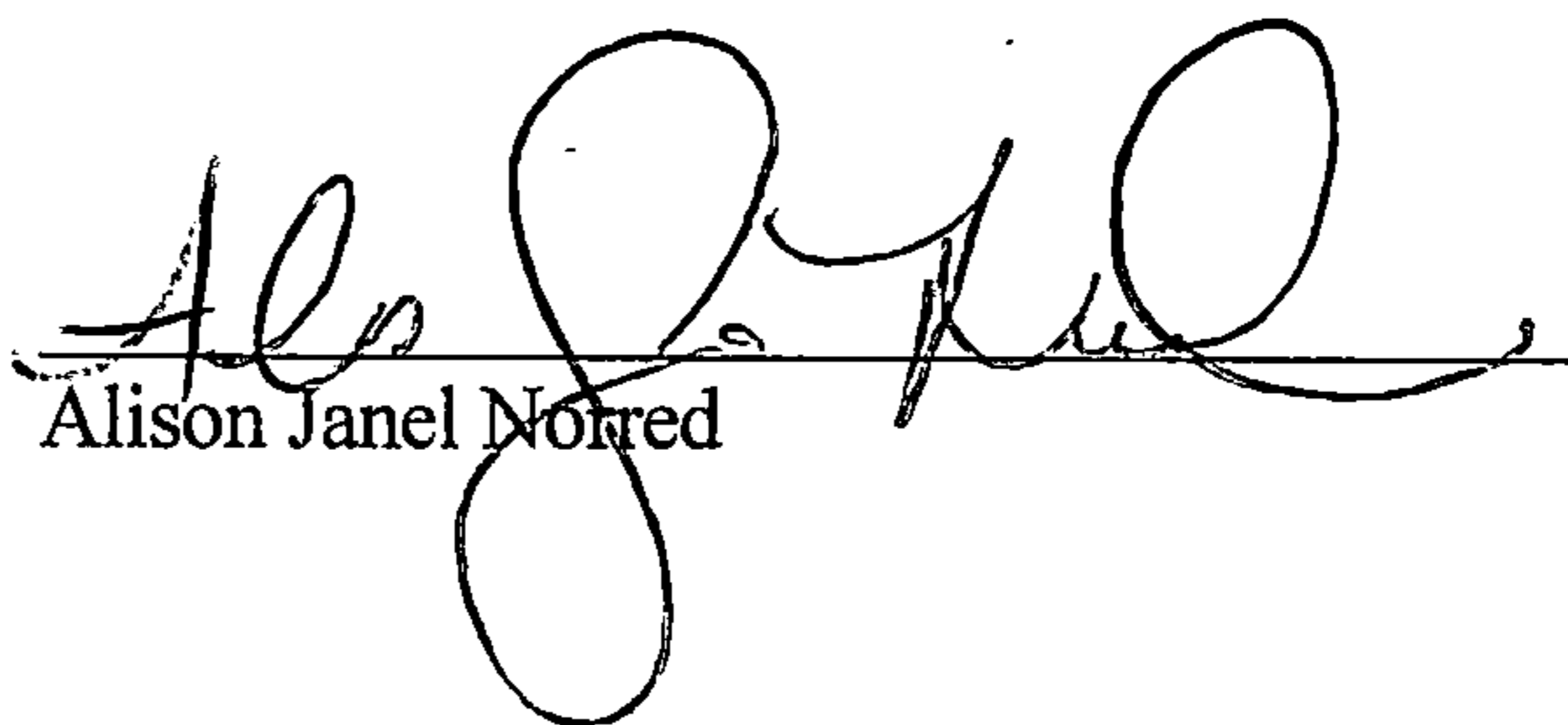
Shelby County, AL 11/21/2019
State of Alabama
Deed Tax: \$113.00


ATTORNEY MAKES NO CERTIFICATION AS TO TITLE AND LEGAL DESCRIPTION:

TO HAVE AND TO HOLD, to the said Grantee(s), his/her/their/it's heirs, successors and assigns forever.

IN WITNESS WHEREOF, the undersigned has hereto set his/her/their signature(s) and seal(s) this the 8th day of October, 2019.

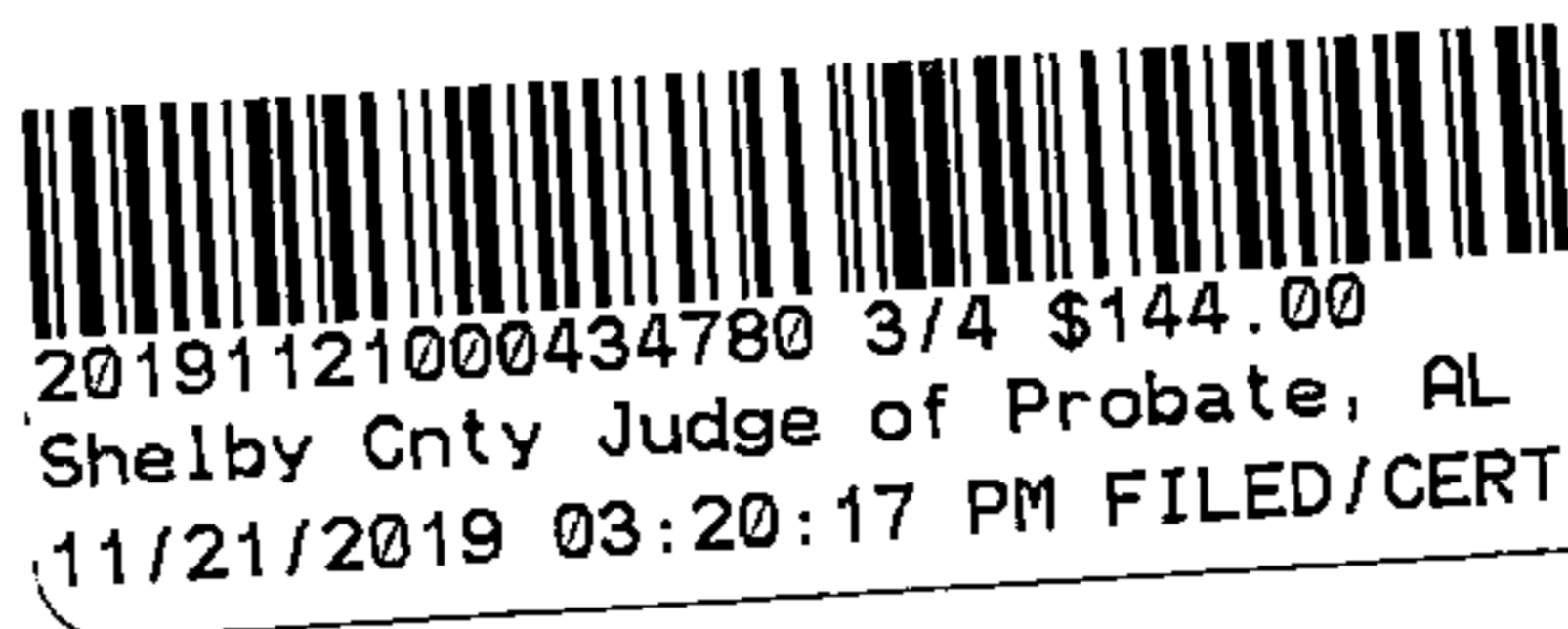

Franklin A. Norred, Jr.


Alison Janel Norred


20191121000434780 2/4 \$144.00
Shelby Cnty Judge of Probate, AL
11/21/2019 03:20:17 PM FILED/CERT

STATE OF ALABAMA)

Shelby COUNTY)



I, the undersigned, a Notary Public in and for said State and in said County, hereby certify that Franklin A. Norred, Jr., an unmarried man 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, he/she/they executed the same voluntarily for and as his/her/their act on the day the same bears date.

GIVEN under my hand and official seal on this the 8th day October, 2019.

Sheryl D. Folds
Notary Public

My Commission Expires: 7/18/20

{NOTARIAL SEAL}

STATE OF ALABAMA)

Shelby COUNTY)

I, the undersigned, a Notary Public in and for said State and in said County, hereby certify that Alison Janel Norred, an unmarried woman 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, he/she/they executed the same voluntarily for and as his/her/their act on the day the same bears date.

GIVEN under my hand and official seal on this the 8th day October, 2019.

Sheryl D. Folds
Notary Public

My Commission Expires: 7/18/20

{NOTARIAL 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 Franklin A. Norred, Jr.

Grantee's Name Alison Janel Norred

Alison Janel Norred

Mailing Address 182 Thoroughbred Lane

Mailing Address 103 Heather Ridge Dr.

Alabaster, AL 35007

Pelham, AL 35124

Property Address 103 Heather Ridge Dr.

Date of Sale: 10/8/2019

Pelham, AL 35124

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$225,700.00 *

Recording Value \$ 112,850.00 *

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
- Other * The grantor, Franklin A. Norred, Jr., is conveying and undivided one-half interest in subject property and recording value is \$112,850.00 based on one-half of the Tax Assessor's market value.

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 validation, 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: 10/8/2019

Print Name: Anthony D. Snable, Attorney

Unattested

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) (Circle one)



20191121000434780 4/4 \$144.00
Shelby Cnty Judge of Probate, AL
11/21/2019 03:20:17 PM FILED/CERT